

NOTES AND COMPUTATIONS			
Building Permit #: DK2400203		Zone: R-3	N&C Cycle #:
DCRA BZA Case #: FY-24-35-Z		Existing Use: No Deck - Residential Row Single Family	Date of Review: 5.29.2024
Property Address: 5001 4 th St NW		Proposed Use: Deck – Residential Row Single Family	Reviewer: Fatima Wabi
Square: 3302	Lot(s): 0021		

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	1700	2000	n/a	1700	n/a	
Lot width (ft. to the tenth)	20	20	n/a	20	n/a	
Building area (sq. ft.)	1108	n/a	1020	1428	n/a	
Stories	3	n/a	3	3	n/a	
Lot occupancy (building area/lot area)	65	n/a	60	84	24	Variance
Gross floor area (sq. ft.)						
Floor area ratio, residential						
Accessory building area (sq. ft.)						
Accessory building Gross floor area (sq. ft.)						
Accessory building stories (2 max)						
Accessory building height (ft. to the tenth)						
Accessory building setback (from alley centerline)						
Rear yard	25	20	n/a	9	11	Special Exception
Closed court, width						
Closed court, area sq. ft.						
Vehicle parking spaces (number)	1	1	n/a	1	n/a	
Bicycle Short term parking spaces (number)						
Bicycle Long term parking spaces (number)						
Loading berths						
Loading Platforms						
Loading spaces						
Pervious surface (%)	11	20	n/a	11	n/a	
Green area ratio (score)						
Dwelling units, principal (#)	1	n/a	1	1	n/a	
Dwelling units, accessory (#)	0	n/a	1	0	n/a	
Other:						

Scope of Work: CONSTRUCT 16X20 IRREGULAR SHAPED DECK W/STEPS.

Board of Zoning Adjustment
District of Columbia
CASE NO.21222
EXHIBIT NO.11B