

NOTES AND COMPUTATIONS					
Building Permit #:	<b>B1702150</b>	Zone:	<b>R-2</b>	N&C Cycle #:	3
DCRA BZA Case #:		Existing Use:	<b>Single Family</b>	Date of Review:	October 29, 2024
Property Address:	<b>5058 Central Ave SE</b>	Proposed Use:	<b>Two-Family Flat</b>	Reviewer:	<b>Mamadou Ndaw</b>
Square: 5286	Lot(s): 0837	ZC/BZA Order:			

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	3856	4000	n/a	n/a	n/a	n/a
Lot width (ft. to the tenth)	25	40	n/a	n/a	n/a	n/a
Building area (sq. ft.)	2458	n/a	2444	2302	n/a	n/a
Lot occupancy (total building area of all buildings/lot area)	n/a	n/a	40	n/a	n/a	n/a
Principal building height (stories)	n/a	n/a	n/a	n/a	n/a	n/a
Principal building height (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
For portion of a story, finished first floor height above the adjacent finished grade (ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Front yard (ft. to the tenth)	0.0	n/a	n/a	n/a	n/a	n/a
Rear yard (ft. to the tenth)	n/a	20	n/a	n/a	n/a	n/a
Side yard, facing principal building front on right side (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Side yard, facing principal building front on left side (ft. to the tenth)	n/a	n/a	12	0.0	n/a	n/a
Vehicle parking spaces (number)	0	1	n/a	0	n/a	n/a
Pervious surface (%)	n/a	n/a	n/a	n/a	n/a	n/a
<b># Principal Dwelling Units</b>	<b>1</b>	<b>n/a</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>Variance U-201.1</b>