

NOTES AND COMPUTATIONS			
Building Permit #: B1702150		Zone: R-2	N&C Cycle #: 3
DCRA BZA Case #:		Existing Use: Single Family	Date of Review: October 29, 2024
Property Address: 5058 Central Ave SE		Proposed Use: Two-Family Flat	Reviewer: Mamadou Ndaw
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
# Principal Dwelling Units	1	n/a	1	2	1	Variance U-201.1