

NOTES AND COMPUTATIONS					
Building Permit #: B2401037		Zone: RF-1		N&C Cycle #:	1
DCRA BZA Case #: FY-24 – 18-Z		Existing Use: ROW SFD.		Date of Review:	1/31/2024
Property Address: 1128 4 th St., NE		Proposed Use: NEW ROOF DECK OVER EXISTING FRONT PORCH		Reviewer:	Ramon Washington
Square: 0773	Lot(s): 0073	ZC/BZA Order:	N/A		

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	987	1800	n/a	n/a	n/a	n/a
Lot width (ft. to the tenth)	18	18	n/a	n/a	n/a	n/a
Building area (sq. ft.)	795	n/a	592	795	n/a	n/a
Lot occupancy (building area/lot area)	80%	n/a	60%	80%	n/a	n/a
Gross floor area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Floor area ratio (FAR), total (gross floor area/lot area)	n/a	n/a	n/a	n/a	n/a	n/a
Floor area ratio (FAR), Non-residential (non-residential gross floor area/lot area)	n/a	n/a	n/a	n/a	n/a	n/a
Principal building height (stories)	3 W/CELLAR	n/a	3	3 W/CELLAR	n/a	n/a
Principal building height (ft. to the tenth)	25	n/a	35	25	n/a	n/a
Front yard (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Rear yard (ft. to the tenth)	10	20	n/a	10	10	n/a
Side yard, facing building front on right side (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Side yard, facing building front on left side (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Vehicle parking spaces (number)	n/a	n/a	n/a	n/a	n/a	n/a
Pervious surface (%)	n/a	n/a	n/a	n/a	n/a	n/a
Dwelling units, principal (#)	1	n/a	1	1	n/a	n/a
Dwelling units, accessory (#)	n/a	n/a	n/a	n/a	n/a	n/a
Other:						