

NOTES AND COMPUTATIONS			
Building Permit #: B2501643		Zone: R-1B	N&C Cycle #: 3
DCRA BZA Case #: FY-26-13-Z		Existing Use: Single family house	Date of Review: 01/09/2026
Property Address: 4610 VERPLANCK PL NW		Proposed Use: single family house	Reviewer: Sarah Ludmila
SSL: 1555 0847		ZC/BZA Order:	

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/	Notes/Zoning Relief Required
Lot area (sq. ft.)	4217	5000	n/a	4217	n/a	
Lot width (ft. to the tenth)	42.17	50'	n/a	42.17	n/a	
Building area (sq. ft.)	622.0	n/a	1686.8	1054.25	n/a	
Lot occupancy (building area/lot area)	14.75%	n/a	40%	25%	n/a	
Gross floor area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	
Floor area ratio, Non-residential	n/a	n/a	n/a	n/a	n/a	
Principal building height (stories)	n/a	n/a	3	n/a	n/a	
Principal building height (ft. to the tenth)	n/a	n/a	40'	n/a	n/a	
Accessory building height (stories)	n/a	n/a	n/a	n/a	n/a	
Accessory building height (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	
Front yard (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	
Rear yard (ft. to the tenth)	63	25	n/a	51.0	n/a	
Side yard, right, when facing the principal building (ft. to the tenth)	11.5	8	n/a	11.5	n/a	
Side yard, left, when facing the principal building (ft. to the tenth)	1	8	n/a	1	4	Subtitle D 208.7
Open court, width (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	
Closed court, width (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	
Closed court, area sq. ft.	n/a	n/a	n/a	n/a	n/a	
Vehicle parking spaces (number)	0	1	n/a	0	n/a	
Bicycle parking spaces (number)	n/a	n/a	n/a	n/a	n/a	
Loading berths	n/a	n/a	n/a	n/a	n/a	
Loading Platforms	n/a	n/a	n/a	n/a	n/a	
Loading spaces	n/a	n/a	n/a	n/a	n/a	
Pervious surface (%)	n/a	n/a	n/a	n/a	n/a	
Green area ratio (score)	n/a	n/a	n/a	n/a	n/a	
Dwelling units, principal (#)	1	n/a	1	1	n/a	
Dwelling units, accessory (#)	n/a	n/a	n/a	n/a	n/a	
Other:						