Zoning Commission No. 03-24
2126 Wyoming Avenue, NW

AMENDED TABULATION OF DEVELOPMENT DATA
(Amends Page 14 of Applicant's Prehearing Statement)

	R-3 Matter of Right Zoning	R-5-D Proposed Zoning	Existing Condition	Project
Height[1]	40'/3 stories	90'/no limit	Mansion - 34.3'/3 stories (R-3 calcs.) Carriage House – 23.8' (R-3 calcs.)	Mansion – 34.3'/3 stories (R-3 calcs.) 48' (R-5-D calcs.) New Building – 38.9'/3 stories (R-3 calcs.) 48.3' (R-5-D calcs.) Carriage House – 23.8' (R-3 and R-5-D calcs.)
Minimum Lot Dimensions	2,000 SF area; 20' lot width – row dwelling 3,000 SF area; 30' lot width – semi-detached 4,000 SF area; 40' lot width – all other structures	None Prescribed	16,500 SF 100' lot width	16,500 SF 100' lot width
FAR	None prescribed	3.5	0.73	1.31
Lot Occupancy	60% for row dwellings; 40% for other dwellings	75%	27.4%	49.5%
Parking	One per dwelling unit	One for each 3 dwelling units	N/A	At least one per dwelling unit

[1] In the R-3 District, height can be measured from finished grade at the middle of the front of the building to the ceiling of the top story. The height measurement in the R-5 District is from top of curb opposite the middle of the front of the building to the highest point of roof or parapet.

ZONING COMMISSION
District of Columbia
CASE NO.03-24
EXHIBIT NO.31