

NOTES AND COMPUTATIONS			
Building Permit #: B1908048	Zone: R-1-B	N&C Cycle #: 1	
DCRA BZA Case #: FY-21-65-Z	Existing Use: SFD	Date of Review: 22 July 2021	
Property Address: 4511 Chesapeake Street NW	Proposed Use: SFD w/Accessory Apartment	Reviewer: Shawn N. Gibbs	
Square: 1570	Lot(s): 0030	ZC/BZA Order:	

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	5668	5000	n/a	5668	n/a	n/a
Lot width (ft. to the tenth)	40.0	50.0	n/a	16.7	n/a	n/a
Building area (sq. ft.)	967.2	n/a	2267.2	1627.2	n/a	n/a
Lot occupancy (total building area of all buildings/lot area)	17.1	n/a	40.0	28.7	n/a	n/a
Principal building height (stories)	2	n/a	3	2	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)	18.5	n/a	n/a	18.5	n/a	n/a
Rear yard (ft. to the tenth)	90.0	25.0	n/a	90.0	n/a	n/a
Side yard, facing principal building front on right side (ft. to the tenth)	5.9	5.0	n/a	5.9	n/a	n/a
Side yard, facing principal building front on left side (ft. to the tenth)	6.0	5.0	n/a	6.0	n/a	n/a
Vehicle parking spaces (number)	1	1	n/a	1	n/a	n/a
Pervious Surface	80.2	n/a	50.0	68.5	n/a	n/a
<i>If there is an accessory building:</i>						
Accessory building height (stories)	n/a	n/a	2	2	n/a	n/a
Accessory building height (ft. to the tenth)	n/a	n/a	22.0	20.3	n/a	n/a
Accessory building area (sq. ft.)	n/a	n/a	450	660	210	Special Exception
Accessory building setback from center line of alley (ft.)	n/a	7.5	n/a	12.0	n/a	n/a
<i>If there is an accessory apartment:</i>						
Accessory apartment (#)	n/a	n/a	1	1	n/a	n/a
Principal building gross floor area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Accessory apartment square footage (sq. ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Accessory apartment % of principal dwelling total floor area (%)	n/a	n/a	n/a	n/a	n/a	n/a
<i>Other:</i>						