

NOTES AND COMPUTATIONS			
Building Permit #: B2108420		Zone: RA-1	N&C Cycle #: 1
DCRA BZA Case #: FY-22-33-Z		Existing Use: SFD	Date of Review: 18 April 2022
Property Address: 1817 Irving Street NE		Proposed Use: SFD	Reviewer: Shawn N. Gibbs
Square: 4208	Lot(s): 0035	ZC/BZA Order:	

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	3135	1800	n/a	3135	n/a	n/a
Lot width (ft. to the tenth)	35.0	18.0	n/a	35.0	n/a	n/a
Building area (sq. ft.)	1636	n/a	1254	1636	382	Special Exception
Lot occupancy (total building area of all buildings/lot area)	52.2	n/a	40	52.2	7.8	Special Exception
Principal building height (stories)	3	n/a	3	3	n/a	n/a
Principal building height (ft. to the tenth)	n/a	n/a	40.0	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	0.0	n/a	n/a
Rear yard (ft. to the tenth)	23.7	20.0	n/a	23.7	n/a	n/a
Side yard, facing principal building front on right side (ft. to the tenth)	0.0	n/a	n/a	0.0	n/a	n/a
Side yard, facing principal building front on left side (ft. to the tenth)	8.5	8.0	n/a	8.5	n/a	n/a
Vehicle parking spaces (number)	1	1	n/a	1	n/a	n/a
Green Area Ratio	n/a	n/a	n/a	n/a	n/a	n/a
<i>If there is an accessory building:</i>						
Accessory building height (stories)	n/a	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	n/a
Accessory building area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Accessory building setback from center line of alley (ft.)	n/a	n/a	n/a	n/a	n/a	n/a
<i>If there is an accessory apartment:</i>						
Accessory apartment (#)	n/a	n/a	n/a	n/a	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>						