NOTES AND COMPUTATIONS

Property Address:	1314 Rhode Island Avenue, NW	Lot	94	Square	242	Zoning	R5B
The purpose of this report is to analyze a parcel of real property in the District of Columbia with a proposed use, and to check the Zoning, Historic, and Survey Requirements for proceeding with this proposal.		Proposed Use of Building:	five unit apartment building				
		Proposed building modifications:	connector to carriage house to make carriage house an apartment				
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Item	Required	Allowed:	Provided:	Variance:
Parking Spaces § 2100.5 (Historic Waiver)	Residential Parking Requirement 3	Total Additional Parking created as a result of the proposal 1	Provided Parking Spaces 0	Is a variance required for parking due to insufficient parking? yes
	Retail Parking Requirement 0	Less Existing Grandfathered Parking Units 0	Allowed less provided parking 3	Number of insufficient parking spaces 3
	Office Parking Requirement 0	Building prior to 5/12/58 gets one parking credit 1	Historic Parking Waiver eligible or filed? Waiver in hand	If historic Parking Waiver is approved, no parking spaces req. Waiver in hand
	Total Parking Requirement 3	Total parking spaces allowed 3		
Loading Berths § 2200.5	none for residential; commercial over 20,000 square feet required. Historic waiver can avoid loading berths and docks.	None	none	none
Front Yard § n/a	None prescribed -- public space	n/a	none	none
Rear Yard § 404.1	15	0 4 inches per foot of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall, but not less than 15 feet	0	yes, variance needed due to no rear yard
Side Yard §405.6	None required, except for a single family detached home or a hotel	None	0 feet	none
Court, Open §406.1	Open court - SFD - 4 inches per foot of height but not less than10 feet.		none	none
Court, Closed §406.1	Closed Court - other than sfd or hotel- width: 4 inches per vertical foot of height of court, but not less than 15 feet. Area: Twice the square of the required width of court dimension based on the height of the court, but not less than 350 sf. Required 571.22 sf	existing building constructed before 1958 has less than required, however reconstituting the footprint creates a new court which will require 571.22 sf	444.27	Yes, variance required 126.95 SF (22%)
Height of buildings § 400.1	50 foot height limit, no limit on stories	existing building before 1958 can have more than maximum	50	none available height for development 0

BZA Case No. 16562 Exhibit No. 25

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Zoning Check on zoning atlas	Exact zoning only from a Certificate of Zoning. We charge $172.00 to obtain, includes $50.00 to order a plat and pick up, $25.00 to write letter, $60.00 to process certification request and to pick up and deliver waiver, $15.00 for Certificate, $22.00 for plat.	Existing Certificate of Occupancy 4 unit apartment	R5B (at case filing date, zoning was R5D, zoning was changed to R5B	**NOTICE TO THIS DOCUMENT READER:** If any of the items below this column say "yes", there is a potential issue with respect to zoning, survey or historic preservation/Fine Arts. This analysis is derived from third party documents and were not field verified, so the results are not guaranteed.
Subdivision Test	If lot is an 800 number, or if building occupies more than one lot, the lot must be subdivided.	Non 800 numbers, and building must occupy only one lot	94	none
Historic Preservation or Fine Arts applies?	Is property listed in an historic district? Yes	Name: Greater Fourteenth Street	Building is contributing	HPD Review? yes HPD has already reviewed this proposal
	Is property subject to Fine Arts Review? none	SL or OG? Not subject to Old Georgetown Act	Not subject to Shipstead Luce Act	Fine Arts Review? none
Lot Area § 401	None Prescribed	None Prescribed	2423.71	none
Lot Width §401	None Prescribed	None Prescribed	22.67	none
Lot Occupancy §403	60.00%	1454.226	Footprint Sq. Ft. 1990.9	yes varaince amount 537 Square feet
Floor Area Ratio §402 basement is counted	Residential FAR 1.8	Total Residential FAR allowed expressed in sf 4363	Total Bsmt sf 1249.3 Total 1st Floor sf 2036.8	Variance due to insufficient residential FAR? yes variance amount is 1,928.7 square feet
	Non Residential FAR 0	Total Non Residential FAR allowed expressed in sf 0	Total 2nd Floor sf 1830.8 Total 3rd Floor sf 1192.8	Variance due to excess non-residential FAR? none
	Total FAR 1.8 (All FAR ratios above are maximum)	Total FAR Available for Development 4363	Total 4th + sf 612 Building Total sf 6921.7	Variance due to excess total FAR? yes variance amount again is 1,928.7 sf
Cellar area not counted § 199.1			Total Res sf 6921.7	Not used Res FAR sf 0
			Total Non Res sf 0	Not used Non Res FAR sf 0