

NOTES AND COMPUTATIONS			
Building Permit #: B2012344	Zone: RF-1, NC-8	N&C Cycle #: 1	
DCRA BZA Case #: FY-21-45-Z	Existing Use: WMATA Chiller Plant	Date of Review: 4/20/2021	ernesto
Property Address: 3670 NEW HAMPSHIRE AVE NW	Proposed Use: Groundwater Remediation Treatment Facility + Chiller Plant	Reviewer: Ernesto Warren	
SQUARE: 2898 LOTS: 0047 & 0021	ZC/BZA Order:		

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.) NC-8 RF-1	5,163 sq. ft. 2,017 sq. ft.	n/a 4,000 sq. ft.	n/a n/a	5,163 sq. ft. 2,017 sq. ft.	n/a	Existing nonconforming condition
Lot width (ft. to the tenth)	99 ft.	n/a	n/a	99 ft.	n/a	The RF-1 portion does not have a street front
Building area NC-8 RF-1	2,386 sq. ft. 369 sq. ft.	n/a n/a	5163 sq. ft. 807 sq. ft.	2,703 sq. ft. 831 sq. ft.	n/a	
Lot occupancy NC-8 RF-1	46.21 % 18.3 %	n/a n/a	100 % 40 %	46.21 % 41.2 %	n/a 1.2 %	The applicant has been granted minor flexibility by the ZA
Gross floor area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	No change
Floor area ratio, Non-residential	n/a	n/a	n/a	n/a	n/a	No change
Principal building height (stories) NC-8 RF-1	2 Stories 2 Stories	n/a n/a	n/a 3 stories	2 stories 2 stories	n/a	
Principal building height (ft. to the tenth) NC-8 RF-1	34 ft. 40 ft.	n/a n/a	65 ft. 40 ft.	34 ft. 23 – 41.25 ft.	n/a	A portion of the building located on RF-1 has an existing tower at 41.25 ft. The height of the new addition is 23 ft.
Front yard (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	The RF-1 portion does not have street front
Rear yard (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	
Side yard,	n/a	n/a	n/a	16 ft.	n/a	
Courts	n/a	n/a	n/a	n/a	n/a	None provided
Vehicle parking spaces (number)	0	0	n/a	0	n/a	None required for transportation infrastructure per C - 701.5
Bicycle parking spaces (number)	n/a	n/a	n/a	0	n/a	None required for transportation infrastructure per C - 802.1
Pervious surface (%) overall NC-8 RF-1	n/a	50%	n/a	36%	14%	Area variance Board of Zoning Adjustment Non-Required per C601.3(b) CASE NO.20525 EXHIBIT NO.38
Green area ratio (score)	n/a	n/a	n/a	n/a	n/a	
Other:						