

BZA Exhibit

BZA Development Standards Table (by Theoretical Lot)			
	Lot 1 (Front)	Lot 2 (Rear)	Total
Lot Measurements			
Lot Occupancy (Sq ft)	1,445	1,697	3,142
Floor Area (sq ft)	3,611	4,398	8,010
Lot Size	4,579	3,395	7,974
Lot Occupancy (%)	32%	50%	39%
Floor Area Ratio (IZ)	79%	130%	100%
Rear Yard	3	13	13
Side Yard	20	8	8
Height	37	29	37
Stories	3	3	3
RA1 Requirements			
Lot Occupancy (%)	n/a*	n/a*	39%
Floor Area Ratio (IZ)	n/a*	n/a*	108%
Rear Yard	20	20	20
Side Yard	n/a	8	8
Height	40	40	40
Stories	3	3	3
Remaining Allowance			
Lot Occupancy (%)	n/a*	n/a*	0%
Floor Area Ratio (IZ)	n/a*	n/a*	8%
Rear Yard	-17	-7	-7
Side Yard	n/a	0	0
Height	3	11	3
Stories	0	0	0

* Please note that per Section C305, lot occupancy and floor area ratio is NOT applied to theoretical lots on an individual basis as a development standard requirement, however the above Development Standards Table is provided for informational purposes as requested by the BZA 10.2.2024 meeting.

Section C305.3 (a-d) outline the specific developmental standards to be applied to a theoretical lot which include a) side and rear yards, b) vehicle egress and ingress width, c&d) building height.

There are previous BZA cases in which application of Section C305 was applied in this manner. Please see BZS cases 20034 and 153154 for additional details.

The Office of Planning has reviewed Section C305 and concurs with above application of Section C305 to theoretical lot development standards and the applicant has followed the directive of Office of Planning.