

NOTES AND COMPUTATIONS					
Building Permit #:	A2401111	Zone:	RF-1	N&C Cycle #:	2
DCRA BZA Case #:	N/A	Existing Use:	Row Single Family Dwelling (SFD)	Date of Review:	10/01/2024
Property Address:	305 ROCK CREEK CHURCH RD NW	Proposed Use:	SFD w/ rear awning	Reviewer:	Kwasi Cook
Square:	3314	Lot(s):	0042	ZC/BZA Order:	N/A

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	1073	1800	N/A	1073	N/A	Existing Record Lot
Lot width (ft. to the tenth)	20	18	N/A	20	N/A	Existing Record Lot
Building area (sq. ft.)	527	N/A	643.8	527	N/A	Complies
Lot occupancy (building area/lot area)	49%	N/A	60%	63%	3%	Zoning relief [Sub E-210.1]
Gross floor area (sq. ft.)	N/A	N/A	N/A	N/A	N/A	N/A
Floor area ratio, Non-residential	N/A	N/A	N/A	n/a	N/A	N/A
Principal building height (stories)	2	N/A	3	2	N/A	Complies
Principal building height (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A	N/A
Lower level designation	cellar	N/A	N/A	cellar	N/A	Complies
Distance from existing ground to first floor	~8			25+		awning over 4 ft from grade
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
Front yard (ft. to the tenth)	15	Block Average	N/A	15	N/A	Existing
Rear yard (ft. to the tenth)	17.6	20	N/A	17.6	N/A	Existing
Distance beyond the rear wall of adjoining buildings	0	N/A	10	0	N/A	N/A
Side yard,	0	0	N/A	0	N/A	N/A
Open court	N/A	N/A	N/A	N/A	N/A	N/A
Closed court, width	N/A	N/A	N/A	N/A	N/A	N/A
Closed court, area sq. ft.	N/A	N/A	N/A	N/A	N/A	N/A
Vehicle parking spaces (number)	N/A	N/A	N/A	N/A	N/A	N/A
Bicycle parking spaces (number)	N/A	N/A	N/A	N/A	N/A	N/A
Loading berths	N/A	N/A	N/A	N/A	N/A	N/A
Loading Platforms	N/A	N/A	N/A	N/A	N/A	N/A
Loading spaces	N/A	N/A	N/A	N/A	N/A	N/A
Pervious surface (%)	N/A	N/A	N/A	N/A	N/A	N/A
Green area ratio (score)	N/A	N/A	N/A	N/A	N/A	N/A
Dwelling units, principal (#)	1	N/A	2	1	N/A	N/A
Dwelling units, accessory (#)	0	N/A	0	0	N/A	N/A
Penthouse setbacks, height, area	N/A	N/A	N/A	N/A	N/A	Board of Zoning Adjustment N/A
Retaining walls	N/A	N/A	N/A	N/A	N/A	District of Columbia N/A CASE NO.21268 EXHIBIT NO.9A
Other:						