

NOTES AND COMPUTATIONS Revised 12/3/2025			
DOB tracking #: CO2502055		Zone: R-1-B	N&C Cycle #: 2
DCRA BZA Case: FY-26-2-Z		Existing Use: PLACE OF WORSHIP	Date of Review: 6/5/2025. Revised 12/3/2025
Property Address: 2420 RHODE ISLAND AVE NE		Proposed Use: CHILD DEVELOPMENT CENTER FOR 60 CHILDREN	Reviewer: Ernesto Warren
SSL: 4290 0803		ZC/BZA Order:	

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	
Lot width (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	
Building area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	
Lot occupancy (building area/lot area)	n/a	n/a	n/a	n/a	n/a	
Gross floor area (sq. ft.)	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	
Principal building height (stories)	n/a	n/a	n/a	n/a	n/a	
Principal building height (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	
Accessory building height (stories)	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	
Front yard (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	
Rear yard (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	
Side yard,	n/a	n/a	n/a	n/a	n/a	
Open court	n/a	n/a	n/a	n/a	n/a	
Closed court, width	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	
Vehicle parking spaces (number)	0	1 vehicle parking space	n/a	0	1 vehicle parking space	Special exception
Bicycle parking spaces (number)	n/a	n/a	n/a	n/a	n/a	
Loading berths	n/a	n/a	n/a	n/a	n/a	
Loading Platforms	n/a	n/a	n/a	n/a	n/a	
Loading spaces	n/a	n/a	n/a	n/a	n/a	
Pervious surface (%)	n/a	n/a	n/a	n/a	n/a	
Green area ratio (score)	n/a	n/a	n/a	n/a	n/a	
Dwelling units, principal (#)	n/a	n/a	n/a	n/a	n/a	
Dwelling units, accessory (#)	n/a	n/a	n/a	n/a	n/a	
	n/a	n/a	n/a	n/a	n/a	
Other:	Special exception pursuant to U-203.1 (h)					