



NOTES AND COMPUTATIONS			
Building Permit #: B2410221		Zone: RF-1	N&C Cycle #: 7
DCRA BZA Case #: 21384		Existing Use: row single dwelling unit	Date of Review: 12/19/2025
Property Address: 630 RANDOLPH ST NW		Proposed Use: row single dwelling unit	Reviewer: Kwasi Cook
Square: 3233	Lot(s): 0077	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.)	2800	N/A	N/A	2800	N/A	Existing Record Lot
Lot width (ft. to the tenth)	28	N/A	N/A	28	N/A	Existing Record Lot
Building area (sq. ft.)	1096	N/A	N/A	1670	N/A	N/A
Lot occupancy (building area/lot area)	39%	N/A	60%	59.6%	N/A	Complies
Gross floor area (sq. ft.)	N/A	N/A	N/A	N/A	N/A	N/A
Floor area ratio	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)	27	N/A	35	27	N/A	Complies
Lower level designation	Cellar	N/A	N/A	Cellar	N/A	Complies
Distance from existing ground to first floor	2'-11"	N/A	N/A	2'-11"	N/A	Complies
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)	N/A	Block Average	N/A	N/A	N/A	N/A
Rear yard (ft. to the tenth)	46	20	N/A	26	N/A	Complies
Distance beyond the rear wall of adjoining buildings	8'	N/A	10'	27'	17'	Relief from E-207.4
Side yard,	N/A	N/A	N/A	N/A	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)	0	0	N/A	0	0	No access to alley [C-702.4(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	Complies
Dwelling units, accessory (#)	N/A	N/A	N/A	N/A	N/A	N/A
Penthouse setbacks, height, area	N/A	N/A	N/A	N/A	N/A	N/A
Retaining walls	N/A	N/A	N/A	N/A	N/A	N/A
Other:	Special Exception Zoning Relief: rear addition depth per E-207.4					