

<b>NOTES AND COMPUTATIONS</b>			
Building Permit #: B2405896		Zone: R-2	N&C Cycle #: 1
DCRA BZA Case #: FY-26-6-Z		Existing Use: 2-family flat	Date of Review: 06/30/2025
Property Address: 4654 HILLSIDE RD SE		Proposed Use: apartment house with 3 units	Reviewer: Kwasi Cook
Square: 5362	Lot(s): 0065	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.)	3565	3,000	N/A	3565	N/A	Existing Record Lot
Lot width (ft. to the tenth)	30	30	N/A	30	N/A	N/A
Building area (sq. ft.)	0	N/A	N/A	800	N/A	N/A
Lot occupancy (building area/lot area)	35%	N/A	40%	35%	N/A	Complies
Gross floor area (sq. ft.)	N/A	N/A	N/A	2400	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	No Change
Distance from existing ground to first floor	0	N/A	N/A	4' 3"	N/A	N/A
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	15	N/A	Complies
Rear yard (ft. to the tenth)	25	20	N/A	25	N/A	Complies
Distance beyond the rear wall of adjoining buildings	0	N/A	10	0	N/A	N/A
Side yard,	7'-6"	8	N/A	7'-6"	N/A	Existing – No Changes
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	2	N/A	2	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
<b>Dwelling units, principal (#)</b>	<b>2</b>	<b>N/A</b>	<b>1</b>	<b>3</b>	<b>2</b>	<b>Use Variance from U-201.1</b>
Dwelling units, accessory (#)	0	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:						Board of Zoning Adjustment District of Columbia CASE NO. 21471 EXHIBIT NO. 20