

NOTES AND COMPUTATIONS			
Building Permit #: SD2600043		Zone: R-2	N&C Cycle #: 1
DOB BZA Case #:		Existing Use: Single-Family Detached	Date of Review: 02/09/26
Property Address: 1300 TAYLOR ST NE		Proposed Use: Single-Family Detached	Reviewer: Edwin Andino
Square: 3972	Lot(s): 0012	ZC/BZA Order:	

Item	Existing Conditions	Minimum Required	Maximum Allowed	Proposed by Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	4,484 SF	N/A	N/A	4,484 SF	N/A	Existing Record Lot
Lot width (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A	Existing Record Lot
Building area (sq. ft.)	1081.14	N/A	1793.6	1161.14	N/A	COMPLIES
Lot occupancy (building area/lot area)	24.11	N/A	40%	25.9%	N/A	COMPLIES
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	1	N/A	COMPLIES
Principal building height (ft. to the tenth)	< 40.0'	N/A	40.0'	<40.0'	N/A	COMPLIES
Lower level designation	CELLAR	N/A	N/A	CELLAR	N/A	COMPLIES
Distance from existing ground to first floor	+/- 1.0'	N/A	5.0'	+/- 1.0'	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	N/A	N/A	N/A	N/A	N/A
Rear yard (ft. to the tenth)	+/- 38.0'	20.0	N/A	+/- 38.0'	N/A	COMPLIES
Distance beyond the rear wall of adjoining buildings	N/A	N/A	N/A	N/A	N/A	N/A
Side yard, (accessory building setback to property line) (ft. to the tenth)	6.09	8.0	N/A	0.91	7.09	Special Exception
Side yard, (accessory building setback to principal building) (ft. to the tenth)	N/A	10	N/A	0	10	Special Exception
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 (#)	N/A	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
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

Board of Zoning Adjustment
District of Columbia
CASE NO. 21513
EXHIBIT NO. 7A

Other:	
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