

NOTES AND COMPUTATIONS			
Building Permit #: B2604311		Zone: R-1B	N&C Cycle #: 1
DCRA BZA Case #: n/a		Existing Use: Single family dwelling	Date of Review: 09/03/2026
Property Address: 1316 VAN BUREN ST NW		Proposed Use: Two-Family Flat	Reviewer: Kwasi Cook
Square: 2785	Lot(s): 0037	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.)	5928	5,000	N/A	5928	N/A	Existing Record Lot
Lot width (ft. to the tenth)	52	50	N/A	52	N/A	Compliant
Building area (sq. ft.)	1475	N/A	N/A	1475	N/A	N/A
Lot occupancy (building area/lot area)	25%	N/A	40%	25%	N/A	Compliant
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	Compliant
Principal building height (ft. to the tenth)	N/A	N/A	40	N/A	N/A	N/A - Existing
Lower level designation	cellar	N/A	N/A	cellar	N/A	N/A
Distance from existing ground to first floor	~2'	N/A	5'	~2'	N/A	N/A - Existing
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 – No changes to accessory bldg
Front yard (ft. to the tenth)	N/A	Block Average	N/A	N/A	N/A	N/A
Rear yard (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A	N/A
Distance beyond the rear wall of adjoining buildings	N/A	N/A	N/A	N/A	N/A	N/A
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)	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	1	1	N/A	N/A
Dwelling units, accessory (#)	1	N/A	1	1	N/A	N/A
ADU - owner occupied	N/A	Yes	N/A	No	100	Board of Zoning Adjustment
Retaining walls	N/A	N/A	N/A	N/A	N/A	District of Columbia
Other:	Special Exception Required. U-253.5 – owner occupation of principal dwelling or accessory apartment					CASE NO. 21545 EXHIBIT NO. 13A