NOTES AND COMPUTATIONS		
Building Permit #: B2605311	Zone: RA-1	N&C Cycle #: 1
DOB BZA Case #: FY-26-23-Z	Existing Use: Detached multi-family dwelling	Date of Review: 08/03/2026
Property Address: 2405 RIDGE PL SE	Proposed Use: Detached multi-family dwelling w/ addition	Reviewer: Kwasi Cook
Square: 5624 Lot(s): 0110	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.)	1750	1800	N/A	1750	N/A	Existing Record Lot
Lot width (ft. to the tenth)	20	18	N/A	20	N/A	Existing Record Lot
Building area (sq. ft.)	675	N/A	700	962	262	Relief from F-210.1
Lot occupancy (building area/lot area)	38%	N/A	40%	54%	14%	Relief from F-210.1
Gross floor area (sq. ft.)	2025	N/A	1575	2086	N/A	N/A
Floor area ratio, Non-residential	0.69	N/A	0.9	1.8	0.9	Relief from F-201.1
Principal building height (stories)	3	N/A	3	3	N/A	Complies
Principal building height (ft. to the tenth)	29	N/A	40	29	N/A	Complies
Lower level designation	Cellar	N/A	N/A	Cellar	N/A	N/A
Distance from existing ground to first floor	1	N/A	N/A	1	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)	32	20	N/A	20	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 (ft. to the tenth)	0.5 L, 2 R	5 L, 5 R	N/A	0.5 L, 2 R	7.5 L, 6 R	Relief from F-208.5
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 (#)	3	N/A	6	3	N/A	Complies
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:	**Side Yard description: L - Left (SW) Side Yard, R – Right (NE) Side Yard**					

Board of Zoning Adjustment
District of Columbia
CASE NO. 22557
EXHIBIT NO. 10A