

NOTES AND COMPUTATIONS						
Building Permit #: B2403904		Zone: R-3			N&C Cycle #: 3	
DOB BZA Case #: FY-24-57-Z		Existing Use: Single-family Row Dwelling			Date of Review: 7/17/24	
Property Address: 3544 W PL NW		Proposed Use: unchanged			Reviewer: Edwin Andino	
Square: 1300	Lot(s): 0513	ZC/BZA Order:				
Item	Existing Conditions	Minimum Required	Maximum Allowed	Proposed by Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	1,950	2,000	N/A	N/A	N/A	Existing Record Lot
Lot width (ft. to the tenth)	18	20	N/A	N/A	N/A	Existing Record Lot
Building area (sq. ft.)	781	N/A	1170	1033	N/A	COMPLIES
Lot occupancy (building area/lot area)	40%	N/A	60%	53%	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	2	N/A	COMPLIES
Principal building height (ft. to the tenth)	26.5'	N/A	40.0'	26.5'	N/A	COMPLIES
Lower level designation	CELLAR	N/A	N/A	N/A	N/A	COMPLIES
Distance from existing ground to first floor	3.02	N/A	5.0'	3.02'	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)	36.5'	20.0'	N/A	22.5'	N/A	COMPLIES
Distance beyond the rear wall of adjoining buildings	N/A	N/A	10.0'	14.0'	4.0'	Special Exception per Sub D 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	1	N/A	0	N/A	No existing parking
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	20%	N/A	29.5%	N/A	COMPLIES
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	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:	<div>Board of Zoning Adjustment</div> <div>District of Columbia</div> <div>CASE NO.21223</div> <div>EXHIBIT NO.12</div>					