

NOTES AND COMPUTATIONS			
DOB tracking #:	<b>CO2502055</b>	Zone:	R-1-B
DCRA BZA Case:	FY25-15-Z	Existing Use:	PLACE OF WORSHIP
Property Address:	<b>2420 RHODE ISLAND AVE NE</b>	Proposed Use:	CHILD DEVELOPMENT CENTER FOR 60 CHILDREN
SSL:	4290 0803	ZC/BZA Order:	
		N&C Cycle #:	1
		Date of Review:	6/5/2025
		Reviewer:	<b>Ernesto Warren</b>

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	
Lot width (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	
Building area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	
Lot occupancy (building area/lot area)	n/a	n/a	n/a	n/a	n/a	
Gross floor area (sq. ft.)	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	
Principal building height (stories)	n/a	n/a	n/a	n/a	n/a	
Principal building height (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	
Accessory building height (stories)	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	
Front yard (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	
Rear yard (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	
Side yard,	n/a	n/a	n/a	n/a	n/a	
Open court	n/a	n/a	n/a	n/a	n/a	
Closed court, width	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	
<b>Vehicle parking spaces (number)</b>	<b>0</b>	<b>1 vehicle parking space</b>	<b>n/a</b>	<b>0</b>	<b>1 vehicle parking space</b>	<b>Special exception</b>
Bicycle parking spaces (number)	n/a	n/a	n/a	n/a	n/a	
Loading berths	n/a	n/a	n/a	n/a	n/a	
Loading Platforms	n/a	n/a	n/a	n/a	n/a	
Loading spaces	n/a	n/a	n/a	n/a	n/a	
Pervious surface (%)	n/a	n/a	n/a	n/a	n/a	
Green area ratio (score)	n/a	n/a	n/a	n/a	n/a	
Dwelling units, principal (#)	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	n/a	n/a	n/a	n/a	
<b>Other:</b>	<b>Use variance from U-201.1 to allow daycare use</b>					