

NOTES AND COMPUTATIONS			
Building Permit #: DK2500491		Zone: RA-1	N&C Cycle #: 1
DOB BZA Case #:		Existing Use: Single-Family Row Dwelling	Date of Review: 09/11/25
Property Address: 115 ROCK CREEK CHURCH RD NW		Proposed Use: unchanged	Reviewer: Edwin Andino
Square: 3322	Lot(s): 0029	ZC/BZA Order:	

Item	Existing Conditions	Minimum Required	Maximum Allowed	Proposed by Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	1,900 SF	1,800 SF	N/A	1,900 SF	N/A	COMPLIES
Lot width (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A	N/A
Building area (sq. ft.)	951 SF	N/A	760 SF	1169.83 SF	409.83 SF	Special Exception – Sub F 210.1;
Lot occupancy (building area/lot area)	50.1%	N/A	40%	61.6%	21.6%	Special Exception – Sub F 210.1;
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)	N/A	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	N/A
Lower level designation	N/A	N/A	N/A	N/A	N/A	N/A
Distance from existing ground to first floor	N/A	N/A	N/A	N/A	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	N/A	N/A	N/A	N/A	N/A
Rear yard (ft. to the tenth)	33.5'	20.0'	N/A	23.5'	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,	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)	1	1	N/A	1	N/A	COMPLIES
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
Other:						