

NOTES AND COMPUTATIONS			
Building Permit #: B2507473		Zone: RA-1	N&C Cycle #: 3
DOB BZA Case #:		Existing Use: Two-Family Flat (B00183029)	Date of Review: 3/30/26
Property Address: 1608 27TH ST SE		Proposed Use: No Change	Reviewer: Edwin Andino
Square: 5585	Lot(s): 0006	ZC/BZA Order:	

Item	Existing Conditions	Minimum Required	Maximum Allowed	Proposed by Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	2945	N/A	N/A	2945	N/A	Existing Record Lot
Lot width (ft. to the tenth)	25.0'	N/A	N/A	25.0'	N/A	Existing Record Lot
Building area (sq. ft.)	864	N/A	1148	942	N/A	COMPLIES
Lot occupancy (building area/lot area)	29.34%	N/A	40.0%	31.99%	N/A	COMPLIES
Gross floor area (sq. ft.)	1840.5	N/A	2650.5	2518.5	N/A	COMPLIES
Floor area ratio, Non-residential	0.62	N/A	0.90	0.86	N/A	COMPLIES
Principal building height (stories)	3	N/A	3	4	1	Area Variance – Sub F 203.2
Principal building height (ft. to the tenth)	26.5'	N/A	40.0'	40.0'	N/A	COMPLIES
Lower level designation	BASEMENT	N/A	N/A	BASEMENT	N/A	COMPLIES
Distance from existing ground to first floor	6.5'	N/A	5.0'	6.5'	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)	52.0'	20.0'	N/A	28.0'	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,	3.1'	3.0'	N/A	3.1'	N/A	COMPLIES
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)	0	N/A	N/A	0	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	EXEMPTION FORM FILED
Dwelling units, principal (#)	2	N/A	2	2	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:						

Board of Zoning Adjustment
District of Columbia
CASE NO. 21498
EXHIBIT NO. 4A