

NOTES AND COMPUTATIONS			
Building Permit #: B2108829	Zone: RF-1	N&C Cycle #: 1	
DCRA BZA Case #: FY-22-8-Z	Existing Use: SINGLE DWELLING UNIT	Date of Review: 10/22/2021	
Property Address: 2205 FLAGLER PL NW	Proposed Use: SINGLE DWELLING UNIT	Reviewer: Ernesto Warren	
SSL: 3122 0060	ZC/BZA Order:		

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation / %	Notes/Zoning Relief Required
Lot area (sq. ft.)	1,326 sq. ft.	1,800 sq. ft.	n/a	1,326 sq. ft.	474 sq. ft.	Existing condition
Lot width (ft. to the tenth)	16.66 ft.	18 ft.	n/a	16.66 ft.	1.34 ft.	
Building area (sq. ft.)	868.64	n/a	795.6 sq. ft.	920.16 sq. ft.	124.56 sq. ft.	
Lot occupancy (building area/lot area)	65.51%	n/a	60%	69.39 %	9.39%	Special exception
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)	2 stories	n/a	3 stories	2 stories	n/a	
Principal building height (ft. to the tenth)	28.03 ft.	n/a	35 ft.	28.03 ft.	n/a	
Accessory building height (stories)	1 story	n/a	2 stories	1 story	n/a	
Accessory building height (ft. to the tenth)	7.5 ft.	n/a	22 ft.	7.5 ft.	n/a	
Front yard (ft. to the tenth)	2 ft.	n/a	2 ft.	2ft.	n/a	
Rear yard (ft. to the tenth)	19 ft.	20 ft.	n/a	15 ft.	5 ft.	Special exception
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	
Vehicle parking spaces (number)	n/a	n/a	n/a	n/a	n/a	None required per C – 702.4 (a)
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	None required per E – 204.1
Green area ratio (score)	n/a	n/a	n/a	n/a	n/a	
Dwelling units, principal (#)	1 principal dwelling unit	n/a	2 principal dwelling units	1 principal dwelling unit	n/a	
Dwelling units, accessory (#)	n/a	n/a	n/a	n/a	n/a	
Other:						