

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR



February 7, 2007

MEMORANDUM

TO Board of Zoning Adjustment

FROM Matthew LeGrant *M22*
Deputy Zoning Administrator

SUBJECT Proposed new Single Family Dwelling Detached Structure
Located at 4301 16th Street, N W , Lot(s) 37 in Square 2698,
Zoned R-1-B. File Job # 18274B, FY07-14-Z

Review of plans for the proposed new single family dwelling detached structure at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows

- 1 Variance from the minimum lot area set forth in Section 401.3 for a new single family dwelling detached structure in the R-1-B Residential Zone District (Section 3103 2)

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. *18622*

EXHIBIT NO. *6*

2008 FEB - 1 AM 10:33

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NOTES AND COMPUTATIONS

ADDRESS 4301 16th Street, N.W.LOT(S) 37SQUARE 2698

SFD-Detached

ZONED R-1-B

	<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>VARIANCE</u>
LOT AREA	5,000 Sq. Ft.		2,922 Sq. Ft.	2,078 Sq. Ft. (42%)
LOT WIDTH	50'		92.95'	
LOT OCCUPANCY (40%)		1,169 Sq. Ft.	1,114 Sq. Ft. (38%)	
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1		1	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	25' min.		41.65'	
SIDE YARD	8' and N/R'		8.84' and N/R'	
COURT, OPEN	N/A		N/A	
*	As per Section 401.3			

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