GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

August 20, 1997

MEMORANDUM

TO : Board of Zoning Adjustment

FROM : Edgar T. Nunley, Chief
Zoning Review Branch

SUBJECT : Proposed Fourth Floor Addition to an Existing Non-conforming Structure located at premises 1844 Mintwood Place, N.W., Lot(s) 176, in Square 2550, Zoned R-5-B

Review of plans for the proposed addition of a fourth floor to a non-conforming structure at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance from the provisions of Section 2001.3(a) to allow an enlargement to a structure that does not conform to percentage of lot occupancy requirements for a single family structure in an R-5-B Zone. (Section 3107.2)

2. Variance from the floor area ratio requirement of Section 402.4 for a single family structure in the R-5-B Zone. (Section 3107.2)

BZA
CASE No. 16297
EXHIBIT No. 3

Board of Zoning Adjustment
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ZA-97-305

NOTES AND COMPUTATIONS

ADDRESS: 1844 Mintwood Place, N.W. **LOT(S):** 176 **SQUARE:** 2550

ZONED: R-5-B

	REQUIRED:	ALLOWED:	PROVIDED:	VARIANCE:
LOT AREA	N/P		2.346.42 Sq. Ft.	
LOT WIDTH	N/P		22' Front	
LOT OCCUPANCY (60 %)		1.407.85 Sq.Ft.	1.448.45 Sq. Ft. (61.7%)	40.6 Sq. Ft. (1.7%)
FLOOR AREA RATIO (1.8)		4.223.55 Sq.Ft.		
PARKING SPACES	1		1 Existing	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	15'		15'	
SIDE YARD	N/P		N/A	
COURT, OPEN	6'		2.6 Existing	3.4 (56%) Existing
COURT, CLOSED	N/A			