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

'99 APR 20 P12:27
OFFICE OF ZONING
DISTRICT OF COLUMBIA

March 18, 1999

MEMORANDUM

TO : Board of Zoning Adjustment

FROM : Edgar T. Nunley, Chief
Zoning Review Branch

SUBJECT : Proposed New Construction for a 812 Seat Church located at premises 4000 Benning Road, N.E., Lot(s) 52, in Square 5081, Zoned C-3-A

Review of plans for the proposed new construction for a church at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance from the rear yard setback requirements of Section 774.7 for a structure in the C-3-A Zone. (Section 3107.2)

2. Variance from the number of parking space requirements of Section 2101.1 for a church in the C-3-A Zone. (Section 3107.2)

BZA
CASE No. 16472
EXHIBIT No. 5

Board of Zoning Adjustment
District of Columbia
CASE NO.16472
EXHIBIT NO.5

NOTES AND COMPUTATIONS

ADDRESS: **4000 Benning Road, N.E.** LOT(S): **52** SQUARE: **5081**

ZONED: **C-3-A**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	N/R		25,000 Sq.Ft.	
LOT WIDTH		N/R	250 Sq. Ft.	
LOT OCCUPANCY (100%)		25,000 Sq.Ft.	13,096 Sq.Ft. (52.14%)	
FLOOR AREA RATIO (2.5)		62,500 Sq.Ft.	28,030 Sq.Ft. (1.12)	
PARKING SPACES	82'		16'	66' (75%)
LOADING BERTHS	N/R		N/P	
FRONT YARD	N/A		N/A	
REAR YARD	12.8'		12'	8 (2%) Flexibility Rule (6.25%)
SIDE YARD	10.25' and 10.25'		8' and 30'	2.25' (21.95%)
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	