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

May 10, 1999

'99 MAY 21 P3:29

MEMORANDUM

TO : Board of Zoning Adjustment

FROM : Edgar T. Nunley, Chief
Zoning Review Branch

SUBJECT : Proposed Addition to and Conversion of an Existing Private Garage to a Single Family Dwelling located at premises 439 15th Street, S.E., Lot(s) 804, in Square 1062 Zoned R-4

Review of plans for the proposed addition and conversion at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance from provisions of Section 2001.3 (a) and (c) to allow enlargements or additions to an existing non-conforming structure in the R-4 residential zone. (Section 3107.2)

2. Variance from the minimum lot size requirements of Section 401.3 for a single family row dwellings in the R-4 Zone. (Section 3107.2)

3. Variance from the rear yard setback requirements of Section 404.1 for a single family dwelling in the R-4 zoned.

#8
16486

Board of Zoning Adjustment
District of Columbia
CASE NO.16486
EXHIBIT NO.8

NOTES AND COMPUTATIONS

ADDRESS: 439 15th Street, S.E. LOT(S): 804 SQUARE: 1062

ZONED: R-4

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq.Ft.		288	1,512 Sq.Ft. (84%)
LOT WIDTH	18'			
LOT OCCUPANCY (60%)		172.8 Sq.Ft.	288 Sq.Ft. (100)	115.2 Sq.Ft. (40%)
FLOOR AREA RATIO ()	N/A			
PARKING SPACES	1		1	
LOADING BERTHS	N/A			
FRONT YARD	N/P		N/A	
REAR YARD	20'		0'	20' (100%) Existing
SIDE YARD	N/P		N/A	
COURT, OPEN	N/P			
COURT, CLOSED	N/P			