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March 2, 2000

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OFFICE OF ZONING
DISTRICT OF COLUMBIA

BY HAND DELIVERY

Ms. Sheri M. Pruitt-Williams
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

Re: BZA Application No. 16521

Dear Ms. Pruitt-Williams:

The above referenced case was postponed to permit receipt of the Zoning Administrator's memorandum confirming the areas of relief and zoning computations. Attached is a copy of the memorandum prepared by Mr. Edgar Nunley, Chief of the Zoning Review Branch. This memorandum indicates that Board of Zoning Adjustment approval is required for two variances – a variance from the front yard setback requirements and a variance from the allowable percentage of lot occupancy. This letter is to request that this case be advertised and scheduled for public hearing as soon as possible.

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely yours,

Maureen Dwyer

Maureen Ellen Dwyer

MED:lm/182728

BZA
Case No. 16521
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO.16521
EXHIBIT NO.26

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

February 29, 2000

MEMORANDUM

TO : Board of Zoning Adjustment

FROM : Edgar T. Nunley, Chief
Zoning Review Branch

SUBJECT : Proposed Construction of a Front Porch, Rear Addition and Accessory Garage at premises 3020 43rd Street, NW, Lot(s) 70, in Square 1621, Zoned WHOD/R-1-A

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

1. Variance from the front yard setback requirements (Section 1543.4) of the Wesley Heights Overlay District (Section 3103.2).

2. Variance from the allowable percentage of lot occupancy (Section 1543.2) for a dwelling in the Wesley Heights Overlay District. (Section 3103.2)

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NOTES AND COMPUTATIONS

ADDRESS: **3020 43rd Street, NW** LOT(S): **70** SQUARE: **1621**

ZONED: **WHOD/R-1-A**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	7500 sq. ft.		6562.5 sq. ft. (existing)	937.5 (existing)
LOT WIDTH	75 feet		59.33 feet (existing	15.67 feet (existing)
LOT OCCUPANCY (%)		2000 sq. ft. (Sec. 1543.2)	2253 sq. ft.	253 sq. ft. (12.7%)
GROSS FLOOR AREA		4625 sq. ft. (Sec. 1543.3)	3448.64 sq. ft.	
PARKING SPACES	1		2	
LOADING BERTHS	N/A			
FRONT YARD	21 feet		17.7 feet	3.3 feet (15.7%)
REAR YARD	25 feet		59.33 feet	
SIDE YARD	8' x 8'		6.5' x 4.34' (existing)	1.5' (19%) x 3.66' (45.7%) (existing)
COURT, OPEN	N/A			
COURT, CLOSED	N/A			

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