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

March 22, 2000

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MEMORANDUM

TO : Board of Zoning Adjustment

FROM : Edgar T. Nunley, Chief
Zoning Review Branch

SUBJECT : Proposed Second Story Addition and Roof Deck at premises 1727 21st Street, N.W., Lot(s) 22, in Square 92, Zoned DCOD/R-5-B

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 Section 2001.3(a) to allow an addition to a structure that currently exceeds the allowable percentage of lot occupancy in the DCOD/R-5-B Zone. (Section 3103.2)

2. Variance from Section 2001.3(c) to allow an addition that will increase the Gross Floor Area of a structure that currently exceeds the Floor Area Ratio limitation in the DCOD/R-5-B Zone. (Section 3103.2)

3. Variance from Section 402.4, the Floor Area Ratio limitation for a structure in the DCOD/R-5-B Zone. (Section 3103.2)

4. Variance from Section 2001.3(c) to allow a story addition that will extend the existing nonconforming rear yard in the DCOD/R-5-B Zone. (Section 3103.2)

BZA
Case No. 16537
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO.16537
EXHIBIT NO.26

NOTES AND COMPUTATIONS

ADDRESS: **1727 21st Street, NW** LOT(S): **22** SQUARE: **92**

ZONED:

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	N/P		1000.43 sq. ft.	
LOT WIDTH	N/P		20.27 feet	
LOT OCCUPANCY (60%)		600.26 sq. ft.	1000.43 sq. ft. (existing)	400.17 sq. ft. (66%) existing
FLOOR AREA RATIO (1.8)		1800.77 sq. ft.	Existing: 1875 sq. ft. Proposed: 2387 sq. ft.	74.23 sq. ft. (4%) existing 586.23 sq. ft. (32.5%) proposed
PARKING SPACES	1		0	1 (100%) existing
LOADING BERTHS	N/P			
FRONT YARD	N/P			
REAR YARD	15 feet		0 feet	15 feet (100%) existing
SIDE YARD	N/A			
COURT, OPEN	N/A			
COURT, CLOSED	N/A			