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

November 23, 1999

DISTRICT OF COLUMBIA
OFFICE OF ZONING
99 DEC 15 AM 9:58

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Zoning Review Branch

SUBJECT: Proposed Addition to an Existing Non-Conforming Structure Devoted to Conforming Use at premises 521 7th Street, S.E., Lot(s) 902, in Square 877, Zoned R-4

Review of plans for the proposed addition to an existing non-conforming structure devoted to conforming use at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance from Section 2001.3(a), (b) and (c) requirements for an addition to an existing non-conforming structure devoted to conforming use in the R-4 zone district. (Section 3107.2)

2. Variance from Section 403.2 the allowable percentage of lot occupancy in the R-4 zone district . (Section 3107.2)

BZA
Case No. 16547
Exhibit No. 5

Board of Zoning Adjustment
District of Columbia
CASE NO.16547
EXHIBIT NO.5

NOTES AND COMPUTATIONS

ADDRESS: **521 7th Street, S.E.** LOT(S): **902** SQUARE: **877**

ZONED: **R-4**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq.Ft.		1,381.44 Sq.Ft. (Existing)	418.56 Sq.Ft. – (23.25%) (Exist.)
LOT WIDTH	18'		24.13' (Exist.)	
LOT OCCUPANCY (60%)		828.87 Sq.Ft.	855.20 Sq.Ft. (61.91%)	26.33% (1.91%)
FLOOR AREA RATIO ()	N/A		N/A	
PARKING SPACES	1		Existing	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/R		N/P	
REAR YARD	20' min.		17.25'	2.75' (13.75%) Exist.
SIDE YARD	0' and 0'		0' and 0'	
COURT, OPEN	6' min.		11'	
COURT, CLOSED	N/A		N/A	