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

November 16, 1999

99 DEC 22 A9:38
OFFICE OF ZONING
DISTRICT OF COLUMBIA

MEMORANDUM

TO : Board of Zoning Adjustment

FROM : Edgar T. Nunley, Chief
Zoning Review Branch

SUBJECT : Proposed Subdivision and Construction of Ten (10) Single-Family Row Dwellings on an Alley Lot at the Rear of Premises 1406 through 1424 Webster Street, NW , Lot 64 , in Square 2699, Zoned R-4

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

1. Variance from Section 2507.2 to allow subdivision of lot 64 in square 2699 for construction of ten (10) row dwellings on an alley lot that does not abut an alley that is at least thirty feet (30') in width and does not provide access to a street through an alley or alleys not less than thirty feet (30') in width. (Section 3103.1)

#10
16550

Board of Zoning Adjustment
District of Columbia
CASE NO.16550
EXHIBIT NO.10

NOTES AND COMPUTATIONS

ADDRESS
REAR 1406 WEBSTER STREET, NW

SQUARE
2699

LOT(S)
Site Per Subdivision

ZONE
R-4

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1800 sq. ft.		1887.20 sq. ft.	
LOT WIDTH	18 feet		20.83 feet	
LOT OCCUPANCY (@ 60 %)		1132.32 sq. ft.	749.8 sq. ft.	
FLOOR AREA RATIO (@)	N/A			
PARKING SPACES	1		1	
LOADING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD	20 feet		46.6 feet	
SIDE YARD	N/A			
COURT, OPEN	N/A			
COURT, CLOSED **Width** **Area**	N/A			

ZA 99-394

NOTES AND COMPUTATIONS

ADDRESS
REAR 1408 WEBSTER STREET, NW

SQUARE
2699

LOT(S)
SITE PER SUBDIVISION

ZONE
R-4

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1800 sq. ft.		1826.50 sq. ft.	
LOT WIDTH	18 feet		20.16 feet	
LOT OCCUPANCY (@ 60 %)	1095.90 sq. ft.		725.76 sq. ft.	
FLOOR AREA RATIO (@)	N/A			
PARKING SPACES	1		1	
LOADING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD	20 feet		46.6 feet	
SIDE YARD	N/A			
COURT, OPEN	N/A			
COURT, CLOSED **Width** **Area**	N/A			

ZA 99-395

NOTES AND COMPUTATIONS

ADDRESS
REAR 1410 WEBSTER STREET, NW

SQUARE
2699

LOT(S)
SITE PER SUBDIVISION

ZONE
R-4

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1800 sq. ft.		1827 sq. ft.	
LOT WIDTH	18 feet		20.17 feet	
LOT OCCUPANCY (@ 60 %)		1132.44 sq. ft.	726.12 sq. ft.	
FLOOR AREA RATIO (@)	N/A			
PARKING SPACES	1		1	
LOADING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD	20 feet		48.6 feet	
SIDE YARD	N/A			
COURT, OPEN	N/A			
COURT, CLOSED **Width** **Area**	N/A			

ZA 99-396

NOTES AND COMPUTATIONS

ADDRESS
REAR 1412 WEBSTER STREET, NW

SQUARE
2699

LOT(S)
SITE PER SUBDIVISION

ZONE
R-4

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1800 sq. ft.		1827 sq. ft.	
LOT WIDTH	18 feet		20.17 feet	
LOT OCCUPANCY (@ 60 %)		1132.44 sq. ft.	726.12 sq. ft.	
FLOOR AREA RATIO (@)	N/A			
PARKING SPACES	1		1	
LOADING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD	20 feet		48.6 feet	
SIDE YARD	N/A			
COURT, OPEN	N/A			
COURT, CLOSED **Width** **Area**	N/A			