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

December 20, 1999

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Michael D. Johnson
Zoning Administrator

SUBJECT: Proposed Addition to an Existing Non-conforming Structure Devoted to a Non-conforming Use located at premises 5309 39th Street, N.W., Lot(s) 14, in Square 1751, Zoned R-1-B

Review of plans for the proposed addition structure to an existing non-conforming structure devoted to a non-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 (b) and (c) to allow an addition to an existing non-conforming structure in the R-1-B Residential Zone. (Section 3103.2)

2. Variance from Section 404.1 the minimum allowable rear yard setbacks in the R-1-B Residential Zone. (Section 3103.2)

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OFFICE OF ZONING
DISTRICT OF COLUMBIA

#9
16558

Board of Zoning Adjustment
District of Columbia
CASE NO.16558
EXHIBIT NO.9

NOTES AND COMPUTATIONS

ADDRESS: **5308 39th Street, N.W.** LOT(S): **14** SQUARE: **1751**

ZONED: **R-1-B**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	5,000 Sq.Ft.		6,750 Sq.Ft.	
LOT WIDTH	50'		90'	
LOT OCCUPANCY (40%)		2,700 Sq.Ft.	1119.5 Sq.Ft. + 417 Sq.Ft. = 1,536.5 Sq.Ft. (Exist.) Add. (22.78%)	
FLOOR AREA RATIO ()	N/A			
PARKING SPACES	1		Exist.	
LOADING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD	25' min.		7.6'	5.4' (Exist.) – (21.6 %) 17.4 (Proposed) – (69.6%)
SIDE YARD	8' and 8' min.		16' and 27.5' + ½ of Jocelyn St.	
COURT, OPEN	N/A			
COURT, CLOSED	N/A			