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

December 22, 1999

OFFICE OF ZONING
DISTRICT OF COLUMBIA
'00 JAN 14 P4:27

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Michael D. Johnson
Zoning Administrator

SUBJECT: Proposed Addition, Alteration and Repair to an Existing Structure located at premises 1314 Rhode Island Avenue, N.W., Lot(s) 94, in Square 242, Zoned R-5-D

Review of plans for the proposed addition, alteration and repair at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance from Section 2001.3 to allow an addition to a structure that currently exceeds the allowable percentage of lot occupancy in the R-5-D Zone. (Section 3103.2)

2. Variance from the percentage of lot occupancy limitation (Section 403.2) for a structure in the R-5-D Zone. (Section 3103.2)

3. Variance from the minimum depth of rear yard requirements (Section 404.1) for a structure in the R-5-D Zone. (Section 3103.2)

4. Variance from the minimum allowable area of a closed court (Section 406.1) for a structure in the R-5-D Zone. (Section 3103.2)

BZA
Case No. 16562
Exhibit No. 8

Board of Zoning Adjustment
District of Columbia
CASE NO.16562
EXHIBIT NO.8

NOTES AND COMPUTATIONS

ADDRESS: **1314 Rhode Island Avenue, N.W.** LOT(S): **94** SQUARE: **242**

ZONED: **R-5-D**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	N/A		2,423.77 Sq.Ft.	
LOT WIDTH	N/A		22.67	
LOT OCCUPANCY (75%)		1,817.83 Sq.Ft.	Existing: 1,920.80 Sq.Ft. Proposed: 1,990.86 Sq.Ft.	Existing: 102.97 Sq.Ft.
FLOOR AREA RATIO (3.5)		8,483.2 Sq.Ft.	6,984.77 Sq.Ft.	
PARKING SPACES	2		0	2 (100%) Parking Waiver (Section 2100.5)
LOADING BERTHS	N/A			
FRONT YARD	'		'	
REAR YARD	15'		0'	15' (100%)
SIDE YARD	N/A			
WIDTH OF CLOSED COURT	16.9'		17.92'	
AREA OF CLOSED COURT	571.22 Sq.Ft.		444.27 Sq.Ft.	126.95 Sq.Ft. (22%)