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

'00 JAN 20 P3:09
OFFICE OF ZONING
DISTRICT OF COLUMBIA

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Michael D. Johnson
Zoning Administrator

SUBJECT: Proposed Additional Construction to an Existing Non-conforming Structure located at premises 2134 LeRoy Place, N.W., Lot(s) 18, in Square 2531, Zoned R-3

Review of plans for the proposed additional construction to an existing non-conforming structure 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) to allow a non-conforming structure devoted to a conforming use in the R-3 Residential District. (Section 3103.2)

2. Variance from Section 403.2 the maximum allowable occupancy for a structure in the R-3 Residential Zone District. (Section 3103.2)

3. Variance from Section 404.1 the minimum rear yard setback requirements for a structure in the R-3 Residential Zone District. (Section 3103.2)

BZA
Case No. 16563
Exhibit No. 7

Board of Zoning Adjustment
District of Columbia
CASE NO.16563
EXHIBIT NO.7

NOTES AND COMPUTATIONS

ADDRESS: **2134 LeRoy Place, N.W.** LOT(S): **18** SQUARE: **2531**

ZONED: **R-3**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	2,000 Sq.Ft.		1,681 Sq.Ft. (Exist.)	319 Sq.Ft. (15.95%) (Exist.)
LOT WIDTH	20'		28.22' (Existing)	
LOT OCCUPANCY (60%)		1,008.6 Sq.Ft.	Exist: 1,368.70 Sq.Ft. Proposed: 298.90 Sq.Ft. Total: 1,667.60 Sq. Ft.	360.1 Sq.Ft. (35.70%) (Exist.) 659.0 Sq.Ft. (65.34%) (Proposed)
FLOOR AREA RATIO ()	N/A		N/A	
PARKING SPACES	N/A			
LOADING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD	20'		0'	20' (100%)
SIDE YARD	N/A			
COURT, OPEN	N/A			
COURT, CLOSED	N/A			