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

March 16, 2000

'00 MAR 23 P12:47

MEMORANDUM

TO : Board of Zoning Adjustment

FROM : Michael D. Johnson
Zoning Administrator

SUBJECT : Proposed New Structure located at premises 1821 and 1823 Florida Avenue, N.W., Lot(s) 808 and 812, in Square 2556, Zoned R-5-B

Review of plans for the proposed new two unit flat at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance from Section 402.4, the maximum floor area ratio requirements for a structure in the R-5-A residential zone. (Section 3103.2)

2. Variance from Section 403.2, the permitted percentage of lot occupancy for a structure in the R-5-B residential zone. (Section 3103.2)

3. Variance from Section 404.1, the minimum depth of rear yard for a structure in the R-5-B residential zone. (Section 3103.2)

4. Variance from Section 406.1, the minimum width and area of a closed court for a structure in the R-5-B residential zone. (Section 3103.2)

MDJ/XM/ee

BZA
Case No. 16573
Exhibit No. 11

Board of Zoning Adjustment
District of Columbia
CASE NO.16573
EXHIBIT NO.11

NOTES AND COMPUTATIONS

ADDRESS: **1821 and 1823 Florida Avenue, N.W.** LOT(S): **808 and 812** SQUARE: **2556**

ZONED: **R-5-B**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	N/P		1,044.7 Sq.Ft.	
LOT WIDTH	N/P		35.62'	
LOT OCCUPANCY (60%)		628.83 Sq.Ft.	1,021.70 Sq.Ft. (97.8%)	392.87 Sq.Ft. (62.47%)
FLOOR AREA RATIO (1.8)		1,880.46 Sq.Ft.	3,065.0 Sq.Ft. (2.93)	1,184.54 Sq.Ft. (62.99%)
PARKING SPACES	1		1 (Garage)	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	15' min.		0'	15' (100%)
SIDE YARD	0' and 0'		0' and 0'	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	Min. Width: 15' Min. Area: 350 Sq.Ft.		Width: 3.1' Area: 32.86 Sq.Ft.	11.9' (79.33%) 317.14 Sq.Ft. (90.60%)