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

March 14, 2000

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OFFICE OF ZONING
DISTRICT OF COLUMBIA

MEMORANDUM

TO : Board of Zoning Adjustment

FROM : Edgar T. Nunley, Chief
Zoning Review Branch

SUBJECT : Construction of Deck Addition over Existing Garage at premises 2119 S Street, NW, Lot(s) 8, in Square 2532, Zoned D/R-3

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

1. Variance from Section 2001.3(a) to allow an addition to a structure that currently exceeds the allowable percentage of lot occupancy in the D/R-3 Zone. (Section 3103.2)

BZA
Case No. 16585
Exhibit No. 6

Board of Zoning Adjustment
District of Columbia
CASE NO.16585
EXHIBIT NO.6

NOTES AND COMPUTATIONS

ADDRESS: **2119 S Street, NW** LOT(S): **8** SQUARE: **2532**

ZONED: **D/R-3**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	2,000 sq. ft.		2,125 sq. ft.	
LOT WIDTH	20 feet		25 feet	
LOT OCCUPANCY (60%)		1,275%	1,306 sq. ft. (existing)	31 sq. ft. (2%)
FLOOR AREA RATIO ()	N/A			
PARKING SPACES	N/A			
LOADING BERTHS	N/A			
FRONT YARD				
REAR YARD	20 feet		0 feet (existing)	20 feet (100%) existing
SIDE YARD	N/A			
COURT, OPEN	6 feet		5 feet (existing)	1 foot (17%) existing
COURT, CLOSED	N/A			