GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Building and Land Regulation Administration
Office of the Zoning Administrator

March 27, 2001

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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Michael D. Johnson
Zoning Administrator

SUBJECT: **Proposed Addition of a Second Story One Bedroom above the Existing Garage located at premises 623 Mellon Street, S.E., Lot(s) 37, in Square 5984, Zoned R-5-A**

A review of plans for the proposed addition of a second story one bedroom above existing garage at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance relief from Section 2500.4 to allow an accessory structure in excess of 15 feet in height and one story in the single dwelling in the R-5-A Zone. (Section 3103.2)

2. Variance relief from Section 2500.5 to allow 2nd floor unit used for other than domestic employee of the family occupying the main building in the single family dwelling in the R-5-A Zone. (Section 3103.2)

MDJ/AS/ee

BZA
Case No. 16597
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO.16597
EXHIBIT NO.27

NOTES AND COMPUTATIONS

ADDRESS: **623 Mellon Street, S.E.** LOT(S): **37** SQUARE: **5984**

ZONED: **R-5-A**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	4,000 Sq.Ft.		4,500 Sq.Ft.	
LOT WIDTH	40'		45.0'	
LOT OCCUPANCY (40%)		1,800 Sq.Ft.	1,634.06 Sq.Ft. (36%)	
FLOOR AREA RATIO (0.9)		4,050 Sq.Ft.	3,843.6 (36%)	
PARKING SPACES		1	1 (Existing)	
LOADING BERTHS	N/A			
FRONT YARD	N/A		N/P	
REAR YARD	20'		20'+	
SIDE YARD	8' X 8'		11' X 10'	
ACCESSORY GARAGE # OF STORIES	1	2		1 (100%)
ACCESSORY GARAGE HEIGHT	15'		19.5	4.5' (30%)