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

February 17, 2000

'00 JUN 13 P4:27

MEMORANDUM

TO : Board of Zoning Adjustment

FROM : Edgar T. Nunley, Chief
Zoning Review Branch

SUBJECT : Proposed Sunroom Addition to a Dwelling at premises 4601 Tilden Street, NW, Lot(s) 37, in Square 1557, Zoned R-1-B

Review of plans for the proposed addition to the subject premises 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 dwelling that currently exceeds the allowable percentage of lot occupancy in the R-1-B Zone. (Section 3103.2)

BZA
Case No. 16605
Exhibit No. 5

Board of Zoning Adjustment
District of Columbia
CASE NO.16605
EXHIBIT NO.5

NOTES AND COMPUTATIONS

ADDRESS: **4601 Tilden Street, NW** LOT(S): **37** SQUARE: **1557**

ZONED: **R-1-B**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	**5000 sq. ft.**		**7339 sq. ft.**	
LOT WIDTH	**50 feet**		**65.3' (avg.)**	
LOT OCCUPANCY (40%)		**2935.6 sq. ft.**	**3388.75 sq. ft. (existing)**	**453.1 sq. ft. (existing)**
FLOOR AREA RATIO ()	**N/A**			
PARKING SPACES	**N/A**			
LOADING BERTHS	**N/A**			
FRONT YARD	**N/A**			
REAR YARD	**25 feet**		**25 feet +**	
SIDE YARD	**8 feet x 0 feet**		**10 feet x 2 feet**	
COURT, OPEN	**N/A**			
COURT, CLOSED	**N/A**			

NOTES AND COMPUTATIONS: (4601 Tilden Street, N.W.) ZA-84-481

Zone (R-1-B)	Required	Allowed	Provided	Variance
Lot Area			7,611 Sq. Ft. Existing	(%)
Lot Width			130' Existing	(%)
Lot Occupancy (40 %)		3,064.4 Sq.Ft.	Exist. 2,908 Sq.Ft. Add. 1,085.5 Sq. Ft. Total 3,993.5 Sq. Ft.	929.1 Sq. Ft. (30.32 %)
F.A.R. ( )				(%)
Parking Spaces				(%)
Loading Berths				(%)
Rear Yard	25'		25' +	(%)
Front Yard				(%)
Side Yard	8'		8' and 8' + (Wesley Circle N.W., Variable)	(%)
Court				(%)