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

July 27, 2000

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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Michael D. Johnson
Zoning Administrator

SUBJECT: Proposed Addition to an Existing Single Family Dwelling located at premises 3604 Quesada Street, N.W., Lot(s) 39, in Square 1863, Zoned R-1-B

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

1. Special exception relief pursuant to Section 223.1 to allow establishment of a non-conforming side yard for a single family dwelling in the R-1-B Zone. (Section 3104.1)

MDJ/TB/ee

cc: Armando M. Lourenco
Jerrily R. Kress
Toye Bello

BZA
Case No. 16621
Exhibit No. 10

Board of Zoning Adjustment
District of Columbia
CASE NO.16621
EXHIBIT NO.10

NOTES AND COMPUTATIONS

ADDRESS: **3604 Quesada Street, N.W.** LOT(S): **39** SQUARE: **1863**

ZONED: **R-1-B**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	5,000 Sq.Ft.		3,960 Sq.Ft.	1,040 (20%) Existing
LOT WIDTH	50'		59.63	
LOT OCCUPANCY (40%)		1,584 Sq.Ft.	1,516 (38%)	
FLOOR AREA RATIO ()		N/A	N/P	
PARKING SPACES	1		1	
LOADING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD	25'		25'	
SIDE YARD	8' and 8'		8 and 2.75	5.25 (65%)
COURT, OPEN	N/A			
COURT, CLOSED	N/A			