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

August 14, 1997

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MEMORANDUM

TO : Board of Zoning Adjustment

FROM : Edgar T. Nunley, Chief
Zoning Review Branch

SUBJECT : Proposed Construction of an Addition to an Existing Non-conforming Structure located at premises 4904 4th Street, N.W., Lot(s) 112, in Square 3252, Zoned R-3

Review of plans for the proposed construction of an addition to an existing non-conforming structure at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance from Section 2001.3(c) to allow an addition to an existing non-conforming structure in the R-3 Zone. (Section 3107.2)

2. Variance from Section 403.2 the maximum allowable lot occupancy requirements for a structure in the R-3 Zone. (Section 3107.2

3. Variance from Section 404.1 the minimum rear yard setback requirements for a structure in the R-3 Zone. (Section 3107.2)

BZA
Case No. 16634
Exhibit No. 7

BZA
CASE No. 16634
EXHIBIT No. 2

Board of Zoning Adjustment
District of Columbia
CASE NO.16634
EXHIBIT NO.7

ZA-97-452

NOTES AND COMPUTATIONS

ADDRESS: 4904 4th Street, N.W. **LOT(S):** 112 **SQUARE:** 3252

Single Family Dwelling (Row) **ZONED:** R-3

	REQUIRED:	ALLOWED:	PROVIDED:	VARIANCE:
LOT AREA	2,000 Sq.Ft.		1,350 Sq.Ft. (Existing)	650 Sq. Ft. (32.5%) Existing
LOT WIDTH	20'		18' (Existing)	2' (10%) Existing
LOT OCCUPANCY (60%)		810 Sq.Ft.	Exist. 900 Sq.Ft. Add. 129.18 Sq.Ft. Total 1,029.18 Sq. Ft	90 Sq. Ft. (11%) Existing 219.18 Sq. Ft. (27.06%)
FLOOR AREA RATIO (	N/A		N/A	
PARKING SPACES	1		Existing	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20' min.		12.33'	7.67' (38.35%)
SIDE YARD	0' and 0'		0' and 0'	
COURT, OPEN	6 min.		6'	
COURT, CLOSED	N/A		N/A	