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

April 28, 200

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Michael D. Johnson
Zoning Administrator

SUBJECT: Proposed Addition of a Deck located at premises 1927 Biltmore Street, N.W., Lot(s) 82, in Square 2546, Zoned R-5-B

DISTRICT OF COLUMBIA
OFFICE OF ZONING
2000 AUG 29 P 2:19

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. Special exception relief pursuant to Section 223.1 to allow a non-conforming rear yard for a single family dwelling in the R-5-B Zone. (Section 3104.1)

2. Special exception relief pursuant to Section 223.1 to allow a non-conforming width for an open court for a single family dwelling in the R-5-B Zone. (Section 3104.1)

3. Variance form the requirements of Section 2001.3 (a), (b) and (c) to allow an enlargement on existing non-conforming structure in the R-5-B Zone. (Section 3103.2)

MDJ/TB/ee

BZA
Case No. 16639
Exhibit No. 5

Board of Zoning Adjustment
District of Columbia
CASE NO.16639
EXHIBIT NO.5

NOTES AND COMPUTATIONS

ADDRESS: **1927 Biltmore Street, N.W.** LOT(S): **82** SQUARE: **2546**

ZONED: **R-5-B**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	N/P		2,576 Sq. Ft.	
LOT WIDTH	N/P		23'	
LOT OCCUPANCY (60%)		1,546.6	Exist. 1,672.1 Sq. Ft. Add. 506 Sq. Ft. ~~Total 2,178.1 Sq. Ft. (84%)~~	631.5 (24%)
FLOOR AREA RATIO (1.8)		4,636.8 Sq. Ft.	3,947.3 (1.5)	
PARKING SPACES	1		Existing	
LOADING BERTHS	N/P		N/A	
FRONT YARD	N/P		N/A	
REAR YARD	15'		2.3'	12.7' (84%)
SIDE YARD	N/P		N/A	
COURT, OPEN	6		1.0'	5' (83%)
COURT, CLOSED	N/A		N/A	