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

July 10, 2000

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: for Michael D. Johnson
Zoning Administrator

SUBJECT: Convert Existing Garage (Accessory Structure) to an Office located at premises 2928 Ellicott Street, N.W., Lot(s) 8, in Square 2270, Zoned R-1-A

Review of plans for the proposed conversion of an existing accessory structure at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance from the use provisions (Section 201.1) to establish an office in an accessory garage in the R-1-A Zone. (Section 3103.2)

MDJ/AS/ee

cc: Armando M. Lourenco
Jerrily R. Kress
Ade Shittu

BZA
Case No. 16640
Exhibit No. 6

Board of Zoning Adjustment
District of Columbia
CASE NO.16640
EXHIBIT NO.6

NOTES AND COMPUTATIONS

ADDRESS: **2928 Ellicott Street, N.W.** LOT(S): **8** SQUARE: **2270**

ZONED: **R-1-A**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	7,500 Sq.Ft.		6,692.40 Sq. Ft.	807.6 Sq. Ft. (11.0%) Existing
LOT WIDTH	75'		60'	15' (20%) Existing
LOT OCCUPANCY (40%)		2,676.96 Sq. Ft.	1,741.26 Sq.Ft.	
FLOOR AREA RATIO ()	N/A			
PARKING SPACES	1		1	
LOADING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD	25'		49.06'	
SIDE YARD	8'x8'		12.4x7 Existing	0x1 (12.5%) Existing
COURT, OPEN	N/A			
COURT, CLOSED	N/A			