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

September 21, 2000

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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Michael D. Johnson
Zoning Administrator

SUBJECT: Proposed Renovation of an Existing Single Family Dwelling and proposed Construction of a new Two-story Rear Addition located at premises 1820 12th Street, N.E., Lot(s) 128, in Square 1003, Zoned R-4

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

1. Variance from Section 2001.3(a), (b) and (c) to allow enlargement to an existing non-conforming single family dwelling in the R-4 zone. (Section 3103.3)

MDJ/AS/ee

BZA
Case No. 16653
Exhibit No. 6

Board of Zoning Adjustment
District of Columbia
CASE NO.16653
EXHIBIT NO.6

ZA-00-449D

NOTES AND COMPUTATIONS

ADDRESS: **821 12th Street, N.E.** LOT(S): **128** SQUARE: **1003**

ZONED: **R-4**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq.Ft.		526 Sq. Ft.	1,273 Sq.Ft. (70%) Existing
LOT WIDTH	18'		13'	5' (27%) Existing
LOT OCCUPANCY (60%)		315.9 Sq.Ft.	Existing: 338 Sq. Ft. Addition: 130 Sq. Ft. Total 468 Sq. Ft. (89%)	152.1 Sq. Ft. (29%)
FLOOR AREA RATIO ()	N/P	N/P		
PARKING SPACES	1 Existing		Existing	
LOADING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD	20'		5'	15' (75%)
SIDE YARD	N/P			
COURT, OPEN	N/A			
COURT, CLOSED	N/A			