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

October 4, 2000

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: for Michael D. Johnson
Zoning Administrator

SUBJECT: Proposed Addition of a Radiation Oncology Facility to an Existing Hospital located at premises 5255 Loughboro Road, N.W., Lot(s) 25, in Square N.1448, Zoned R-5-A

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

1. Variance from Section 404.1, the minium rear yard setback requirements in the R-5-A zone district. (Section 3103.2)

2. Variance from Section 402.4 to allow transfer of excess floor area ratio granted under BZA Order #16312 for construction of CBRF on subject site to proposed addition of radiation oncology to an existing hospital use in the R-5-A Zone. (Section 3103.2)

MDJ/TB/ee

BZA
Case No. 16654
Exhibit No. 6

Board of Zoning Adjustment
District of Columbia
CASE NO.16654
EXHIBIT NO.6

00-865A
(BZA # 16312)

NOTES AND COMPUTATIONS

ADDRESS: **5255 Loughboro Road, N.W.** LOT(S): **25** SQUARE: **N1448**

ZONED: **R-5-A**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	N/P		521,880.00 Sq.Ft.	
LOT WIDTH	N/P		831.00' +	
LOT OCCUPANCY (40%)		208,752.00 Sq. Ft.	139,910.00 Sq. Ft. (26.8%)	
FLOOR AREA RATIO ()		566,819.00 sq.Ft. Variance (1.09)	541,508.00 Sq.Ft. (1.04)	Excess FAR approved under BZA Case # 16312 – 3/13/98
PARKING SPACES	BZA		1,029 spaces	
LOADING BERTHS	1@ 30' deep 1@ 55' deep		6 berths @ 55' deep	
FRONT YARD	N/P		N/A	
REAR YARD	20.0'		0'	20.0' (100%)
SIDE YARD	8' and 8'		20' and 615'	
COURT, OPEN	N/A			
HEIGHT/NUMBER OF STORIES	40.0'/3 stories		18.00'/ 1 story	