Requesting Zoning Relief

The following chart presents the facts and illustrates the factors which necessitate a request for zoning relief from BZA for this project.

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1800 sq.ft		9448 sq.ft	
LOT WIDTH	18'		95.87'	
LOT OCCUPANCY (60%)		5668.8 sq.ft.	7050.54 (74%)	1381.74 sq.ft. (14%)
FLOOR AREA RATIO		N/P	N/A	
PARKING SPACES			EXISTING	
FRONT YARD	N/P		N/A	
REAR YARD	20'		0'	20' (100%) Existing
SIDE YARD	8' AND 8'		N/A	
COURT, OPEN	6'		4'	2' (33%) Existing

Basis for Relief

- **Lot 90**, zoned R-4, is designed to include primarily row dwelling for single and two (2) or more families. Churches are permitted under this zoning classification. Section 403.2 of the District of Columbia Municipal Regulations indicates that:

  the percentage of lot occupancy for this zoning classification is 60%.

- **Lot 38**, zoned R-4, represents row dwellings where buildings can be converted to uses that provides social services to families in the community. Section 403.2 of the District of Columbia Municipal Regulations indicates that :

  the percentage of lot occupancy for this zoning classification is 60%.

Board of Zoning Adjustment
District of Columbia
CASE NO.16675
EXHIBIT NO.11