GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment

Office of Zoning

MAR 16 2001

Mr. Michael Johnson
Zoning Administrator
Building & Land Regulation Administration
Dept. of Consumer & Regulatory Affairs
941 North Capitol Street, NE, Suite 2000
Washington, DC 20009

Re: BZA Case No. 16678 (1736 Hobart Street, N.W.) Katherine C. Cannon

Dear Mr. Johnson:

On March 13, 2001, the Board of Zoning Adjustment considered the above-mentioned application. It was brought to the Board's attention that the applicant's representative crossed out and wrote the word void across the portion of your memorandum dealing with the required variance relief under subsection 2001.3 (a) (b) and (c). A copy is attached. The Board also discovered that the architectural drawings do not accurately reflect the correct dimensions of the project. Further, it appears that the applicant may not be able to apply for special exception relief under section 223 because the lot occupancy of the dwelling together with the addition would exceed 70 percent in the R-4 District.

After preliminary review of the application, the Board ascertained that area variance zoning relief may be required from the following subsections of the Zoning Regulations:

- Subsection 2001.3 (a), (b) and (c) – Nonconformity
- Subsection 404.1 – Rear Yard
- Subsection 403.1 – Lot Occupancy

This project is being referred back to you for review because of the difficulties mentioned above. Another hearing on the application has been scheduled for **JUNE 12, 2001**. It is therefore essential that we receive your comments by **APRIL 9, 2001** so that we can re-advertise the project with the correct zoning relief. The applicant, Katherine C. Cannon, may be reached on (202) 752-4118.

BZA
Case No. 16678
Exhibit No. 22

Board of Zoning Adjustment
District of Columbia
CASE NO.16678
EXHIBIT NO.22

Beverly A. Bailey is the project manager working on this case. She may be reached on (202) 727-0364.

Sincerely,

JERRILY R. KRESS, FAIA
Director

Attachment

cc: Katherine C. Cannon
Toye Bello

BAB/3.15.01

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

October 13, 2000

MEMORANDUM

TO Board of Zoning Adjustment

FROM: for Michael D. Johnson
Zoning Administrator

SUBJECT: Proposed Deck Addition located at premises 1736 Hobart Street, N.W., Lot(s) 104, in Square 2588, Zoned R-4

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. ~~Variance from Section 2001.3(a), (b) and (c) to allow an enlargement to a non-conforming single family structure in the R-4 Zone. (Section 3103.2)~~

2. Special exception from Section 223.1 to allow establishment of a non-conforming rear yard for a single family dwelling in an R-4 Zone. (Section 3104.1)

MDJ/TB/ee

BZA
Case No. 16678
Exhibit No. 6

NOTES AND COMPUTATIONS

ADDRESS: 1736 Hobart Street, N.W. LOT(S): 104 SQUARE: 2588

ZONED: R-4

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800		1,700	100 (5%) Existing
LOT WIDTH	18'		20'	
LOT OCCUPANCY (60%)		1,020 Sq. Ft.	Exist. 1,180 Sq. Ft. Add. 280 Sq. Ft. (85%) Total 1,460 Sq. Ft.	440 Sq. Ft. (25%)
FLOOR AREA RATIO ()		N/P	N/A	
PARKING SPACES	1		Existing	
LOADING BERTHS	N/A			
FRONT YARD	N/A		N/A	
REAR YARD	20'		1'	19' (95%)
SIDE YARD	N/P		N/A	
COURT, OPEN	N/A			
COURT, CLOSED	N/A			