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

Board of Zoning Adjustment
District of Columbia
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			