GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Building and Land Regulation Administration
Office of the Zoning Administrator

March 13, 2001

D.C. OFFICE OF ZONING
RECEIVED
2001 MAR 20 PM 12:08

MEMORANDUM

TO : Board of Zoning Adjustment

FROM : Michael D. Johnson
Zoning Administrator

SUBJECT : **Proposed 6 (six) New Single Family Dwellings located at premises 5518-5526 Hunt Place, N.E., Lot(s) 31-36, in Square 5204, Zoned R-R-5-A**

Review of plans for the proposed 6 new single family dwelling (1 semi-detached and 5 row dwellings) at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Special exception from Section 353.1, the required types of 5 new dwellings (lots 31-35) in the R-5-A residential district. (3104.1

2. Variance from Section 401.3, the required minimum lot area and minimum lot width for lot #36 new single family dwelling in the R-5-A residential district. (Section 3103.2)

3. Variance from Section 402.4, the maximum floor area ratio (FAR) for 5 new dwellings (lots 31-35) in the R-5-A residential district. (Section 3103.2)

4. Variance from Section 405.9, the required minimum side yard setback for lot 36 new semi-detached new dwelling in the R-5-A residential district. (Section 3103.2)

BZA
Case No. 16682
Exhibit No. 31

MDJ/XM/ee

941 North Capitol Street, N.E., Suite 2000 Washington, DC 20002 Phone: (202) 442-4560 Fax: (202) 442-4871

Board of Zoning Adjustment
District of Columbia
CASE NO.16682
EXHIBIT NO.31

03/20/01 12:59 FAX 2024424871 002/007

ZA-00-505B

03/20/01 13:00 FAX 2024424871

NOTES AND COMPUTATIONS

ADDRESS: **5526 Hunt Place, N.E.** LOT(S): **31** SQUARE: **5204**

(Single Family Dwelling - Row) ZONED: **R-2**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	N/P		1,813.8 Sq. Ft.	100%
LOT WIDTH	N/P		20'	100%
LOT OCCUPANCY (40%)		725.52 Sq.Ft.	680 Sq.Ft. (37.49%	
FLOOR AREA RATIO (0.9)		1,632.42 Sq.Ft.	2,040 Sq.Ft. (1.12)	407.58 Sq.Ft. (24.97%)
PARKING SPACES	1		1 (Garage)	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20' min.		55.69'	
SIDE YARD	8' and 0' min.		0' and 0'	8' (100%)
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	

006/007

04/02/01 11:34 FAX 2024424871

NOTES AND COMPUTATIONS

ADDRESS: **5522 Hunt Place, N.E.** LOT(S): 32 SQUARE: **5204**
(Single Family Dwelling - Row) ZONED: **R-2**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	N/P		1,813.8 Sq. Ft.	100%
LOT WIDTH	N/P		20'	100%
LOT OCCUPANCY (40%)		725.52 Sq.Ft.	680 Sq. Ft. (37.49)	
FLOOR AREA RATIO (0.9)		1,632.42 Sq.Ft.	2,040 Sq.Ft. (1.12)	407.58 Sq.Ft. (24.97%)
PARKING SPACES	1		1 (Garage)	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20' min.		55.69'	
SIDE YARD	8' and 0' min		0' and 0'	8' (100%)
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	

002

007

NOTES AND COMPUTATIONS

ADDRESS: **5522 Hunt Place, N.E.** LOT(S): **33** SQUARE: **5204**
(Single Family Dwelling - Row) ZONED: **R-2**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	N/P		1,813.8 Sq. Ft.	100%
LOT WIDTH	N/P		20'	100%
LOT OCCUPANCY (40%)		725.52 Sq.Ft.	680 Sq. Ft. (37.49)	
FLOOR AREA RATIO (0.9)		1,632.42 Sq.Ft.	2,040 Sq.Ft. (1.12)	407.58 Sq.Ft. (24.97%)
PARKING SPACES	1		1 (Garage)	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20' min.		55.69'	
SIDE YARD	8' and 0' min		0' and 0'	8' (100%)
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	

03/20/01 13:00 FAX 2024424871

03/20/01 12:59 FAX 2024424871

NOTES AND COMPUTATIONS

ADDRESS: **5520 Hunt Place, N.E.** LOT(S): **34** SQUARE: **5204**

(Single Family Dwelling - Row) ZONED: **R-2**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	N/P		1,813.8 Sq.Ft.	100%
LOT WIDTH	N/P		20'	100%
LOT OCCUPANCY (40%)		725.52 Sq.Ft.	680 Sq.Ft. (37.49%)	
FLOOR AREA RATIO (0.9)		1,632.42 Sq.Ft.	2.040 Sq.Ft. (1.12)	407.58 Sq.Ft. (24.97%)
PARKING SPACES	1		1 (Garage)	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20' min.		55.69'	
SIDE YARD	8' and 0' min.		0' and 0'	8' (100%
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	

004/007

005/007

NOTES AND COMPUTATIONS

ADDRESS: **5518 Hunt Place, N.E.** LOT(S): **35** SQUARE: **5204**

(Single Family Dwelling - Row) ZONED: **R-2**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	N/P		1,813.8 Sq.Ft.	100%
LOT WIDTH	N/P		20'	100%
LOT OCCUPANCY (40%)		725.52 Sq.Ft.	680 Sq.Ft. (37.49%)	
FLOOR AREA RATIO (0.9)		1,632.42 Sq.Ft.	2,040 Sq.Ft. (1.12)	407.58 Sq.Ft. (24.97%)
PARKING SPACES	1		1 (Garage)	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20 min.		55.69'	
SIDE YARD	8' and 0' min.		0' and 0'	8' (100%)
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A			

03/20/01 13:00 FAX 2024424871

003/0

NOTES AND COMPUTATIONS

ADDRESS: **5516 Hunt Place, N.E.** LOT(S): **36** SQUARE: **5204**
(Single Family Dwelling - Semi-Detached) ZONED: **R-2**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	3,000 Sq.Ft.		2,267.25 Sq.Ft.	732.75 Sq.Ft. (24.43%)
LOT WIDTH	30'		25'	5' (16.66%)
LOT OCCUPANCY (40%)		906.9 Sq.Ft.	680 Sq. Ft. (30%)	
FLOOR AREA RATIO (0.9)		906.90 Sq.Ft. (0.9)	2,040 Sq.Ft. (0.9)	
PARKING SPACES	1		1 (Garage)	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20' min.		55.69'	
SIDE YARD	8' and 0'		5' and 0'	3' (37.50%)
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	

03/20/01 12:59 FAX 2024424871

F A C S I M I L E

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
Building and Land Regulation Administration
Office of the Zoning Administrator
941 North Capitol Street, N.E., Suite 2000
Washington, D.C. 20002
(202) 442-4560 office
(202) 442-4871 fax

FAX COVER SHEET

TO: Rick Nero **ORGANIZATION:** BZA

PHONE: 727-6311 **FAX:** 727-6072

RE: **cc:** 3/20/01

FROM: Toye Bello, Zoning Div. **DATE:** 3/16/01

[] URGENT [X] AS REQUESTED [] PLEASE COMMENT [] FYI [] PLEASE REPLY

COMMENTS: Revised BZA memo. 5518-5526. Hunt Place, N.E.

No. of Pages: 7 **(includes cover sheet)**