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

August 10, 2000

MEMORANDUM

TO : Board of Zoning Adjustment

FROM : Michael D. Johnson MJ
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-2

Review of plans for the proposed 6 new single family dwellings (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. Variance from Section 401.3, the required minimum lot area and minimum lot width for each new structure in the R-2 Residential District. (Section 3103.2)

2. Variance from Section 405.9, the required minimum rear yard setback for each new structure in the R-2 Residential District. (Section 3103.2)

BZA
Case No. 16682
Exhibit No. 8

Board of Zoning Adjustment
District of Columbia
CASE NO.16682
EXHIBIT NO.8

NOTES AND COMPUTATIONS

ADDRESS: **5516 Hunt Place, N.E.** LOT(S): **36** SQUARE: **5204**

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 ()	N/A		N/A	
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	

NOTES AND COMPUTATIONS

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

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 ()	N/A		N/A	
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		A/	

NOTES AND COMPUTATIONS

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

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 ()	N/A		N/A	
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	

NOTES AND COMPUTATIONS

ADDRESS: **5522 Hunt Place, N.E.** LOT(S): **33** SQUARE: **5204**

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 ()	N/A		N/A	
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	

NOTES AND COMPUTATIONS

ADDRESS: **5524 Hunt Place, N.E.** LOT(S): **32** SQUARE: **5204**

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 ()	N/A		N/A	
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	

NOTES AND COMPUTATIONS

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

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 ()	N/A		N/A	
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	