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

October 25, 2000

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Michael D. Johnson
Zoning Administrator

SUBJECT: Proposed Repair of Existing Rear Deck and Additional Closet Room located at premises 1610 15th Street, N.W., Lot(s) 120, in Square 193, Zoned DCOD/R-5-B

Review of plans for the proposed repair of existing rear deck and additional room closet with new windows on 3rd floor level 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 enlargement to an existing non-conforming single family dwelling in the DCOD/R-5-B zone. (Section 3103.2)

2. Special exception relief from Section 223.1 to allow a non-conforming rear yard and to allow extension to a non-conforming width of open court pursuant to Sections 404 and 406 respectively, for a single family dwelling in the R-5-B Zone. (Section 3104.1)

MDJ/AS/ee

BZA
Case No. 16684
Exhibit No. 6

Board of Zoning Adjustment
District of Columbia
CASE NO.16684
EXHIBIT NO.6

NOTES AND COMPUTATIONS

ADDRESS: **1610 15th Street, N.W.** LOT(S): **120** SQUARE: **193**

ZONED: **DCOD/R-5-B**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	N/P		1615 Sq. Ft.	
LOT WIDTH	N/P		19'	
LOT OCCUPANCY (60%)		969 Sq. Ft.	1158 Sq. Ft. (71%)	189 Sq. Ft. (11.7%)
FLOOR AREA RATIO (1.8)		2907	2970	63 (2%)
PARKING SPACES	N/A			
LOADING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD	15'		7'	8' (53%)
SIDE YARD	N/P		N/A	
COURT, OPEN	6'		5'	1' (16%)
COURT, CLOSED	N/A			