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

Building and Land Regulation Administration
Office of the Zoning Administrator

December 5, 20000

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Michael D. Johnson
Zoning Administrator

SUBJECT: Proposed New Wood Foundation with Concrete Footers and a Sunroom with a Deck on Top located at premises 321 4th Street, S.E., Lot(s) 813, in Square 792, Zoned CAP/R-4

Review of plans for the proposed new wood foundation with concrete footers and a sunroom with deck at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance from Section 403.2 to allow percentage of lot occupancy in excess of that allowed a single family dwelling in the CAP/R-4 Zone. (Section 3103.2)

2. Special exception pursuant to Section 223.1 to allow the extension to non-conforming side yards

MDJ/AS/ee

BZA
Case No. 16685
Exhibit No. 8

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Board of Zoning Adjustment
District of Columbia
CASE NO.16685
EXHIBIT NO.8

NOTES AND COMPUTATIONS

ADDRESS: 321 4th Street, S.E. LOT(S): 813 792

ZONED: CAP/R-4

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq.Ft.		1,700 Sq. Ft.	
LOT WIDTH	18'		17'	
LOT OCCUPANCY (40%)		680 Sq. Ft.	918 Sq.Ft. (54%)	238 Sq. Ft. (35%)
FLOOR AREA RATIO ()	N/A			
PARKING SPACES	N/A			
LOADING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD	20'		40.7'	
SIDE YARD	N/A			
COURT, OPEN	N/A			
COURT, CLOSED	N/A			