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

November 14, 2000

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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: for Michael D. Johnson
Zoning Administrator

SUBJECT: Proposed Demolition, Repair and Construction of a New Second and Roof located at premises 904 Ridge Road, S.E., Lot(s) 60 and 61, in Square 5382, Zoned R-1-B

Review of plans for the proposed repair, construction of a new foundation wall between existing brick piers and construction of a new second floor and roof at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance from Section 3202.3 to allow more than one principal building on a single lot of record in a R-1-B residential district. (Section 3103.2)

MDJ/AS/ee

BZA
Case No. 16693
Exhibit No. 6

Board of Zoning Adjustment
District of Columbia
CASE NO.16693
EXHIBIT NO.6

NOTES AND COMPUTATIONS

ADDRESS: **904 Ridge Road, S.E.** LOT(S): **60 & 61** SQUARE: **5382**

ZONED: **R-1-B**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA		5,000 Sq.Ft.	7,836.8 Sq. Ft. (Bldg. 1 & 2)	
LOT WIDTH		50'	117.49"	
LOT OCCUPANCY (40%)		3,134.72 Sq.Ft.	1,720.36 Sq. Ft. (Bldg. 1 & 2) (21.95%)	
FLOOR AREA RATIO ()	N/A			
PARKING SPACES	N/A			
LOADING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD		25'	Bldg. #1= 14' Avg., Bldg. #2= 20.3' Avg.	Bldg. #1= 11' (44%);Bldg. #2=4.7' (18%) Existing
SIDE YARD		8' X 8'	Bldg. #1= 8'+, Bldg. #2=2'	Bldg.#2= 6' (75%) Existing
COURT, OPEN	N/A			
COURT, CLOSED	N/A			