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

Building and Land Regulation Administration
Office of the Zoning Administrator

January 26, 2001

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Michael D. Johnson MDJ
Zoning Administrator

SUBJECT: Proposed Additional Garage located at premises 4837 Hayes Street, N.E., Lot(s) 53, in Square 5148, Zoned R-2

Review of plans for the proposed construction of a garage at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance relief from setback requirements of Section 2300.2(a) for a private accessory garage of a single family dwelling located in the R-2 Zone. (Section 3103.2)

MDJ/AS/ee

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2001 FEB 15 AM 11:43

BZA
Case No. 16707
Exhibit No. 6

Board of Zoning Adjustment
District of Columbia
CASE NO.16707
EXHIBIT NO.6

NOTES AND COMPUTATIONS

ADDRESS: **4837 Hayes Street, N.E.** LOT(S): **53** SQUARE: **5148**

ZONED: **R-2**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	4,000 Sq.Ft.		4,671.32 Sq. Ft. (As per Surveyor's Office)	
LOT WIDTH	40'		16' (40%)	24' (60%) Existing
LOT OCCUPANCY (40%)		1,868.5 Sq. Ft.	1,396 Sq. Ft.	
FLOOR AREA RATIO ()	N/A			
PARKING SPACES	1		1	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/P			
REAR YARD	20'		20'+	
SIDE YARD	8'		6' (75%)	2' (25%)
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	