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

Building and Land Regulation Administration
Office of the Zoning Administrator

February 9, 2001

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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Michael D. Johnson
Zoning Administrator

SUBJECT: Proposed Alteration, Repair and Addition of a Deck located at premises 1015 48th St., N.E., Lot(s) 9, in Square 5153, Zoned R-2

Review of plans for the proposed alteration, repair and addition of a deck at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Special exception relief from Section 223.1 to allow a non-conforming side yard pursuant to Section 405 for a single family dwelling in the R-2 Zone. (Section 3104.1)

MDJ/AS/ee

Board of Zoning Adjustment
District of Columbia
CASE NO.16708
EXHIBIT NO.6

Case No. 16708
Exhibit No. 6

NOTES AND COMPUTATIONS

ADDRESS: **1015 48th Street, N.E.** LOT(S): **9** SQUARE: **5153**

ZONED: **R-2**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	3,000 Sq.Ft.		2,906.25 Sq.Ft.	
LOT WIDTH	30'		25'	
LOT OCCUPANCY (40%)		1,162.2 Sq.Ft.	816 Sq.Ft.	
FLOOR AREA RATIO ()	N/A			
PARKING SPACES	N/A			
LOADING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD	20'		10\	
SIDE YARD	8'		2'	6' (75%)
COURT, OPEN	N/A			
COURT, CLOSED	N/A			