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

Building and Land Regulation Administration
Office of the Zoning Administrator

February 8, 2001

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Michael D. Johnson
Zoning Administrator

SUBJECT: Proposed Reconstruction of a Rear Garden including Replacing Wood Fence and Small Deck Terrace located at premises 231 9th Street, S.E., Lot(s) 27, in Square 923, Zoned R-4

Review of plans for the proposed reconstruction of a rear yard garden including replacing wood fence and constructing a small deck terrace at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance relief from Section 2001.3(a), (b) and (c) to allow enlargement to an existing non-conforming single family dwelling in the R-4 Zone. (Section 3103.2)

2. Special exception relief from Section 223.1 to allow establishment of a non-conforming width and area of closed court in the R-4 Zone. (Section 3104.1)

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BZA
Case No. 16712
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO.16712
EXHIBIT NO.4

NOTES AND COMPUTATIONS

ADDRESS: **231 9th Street, S.E.** LOT(S): **27** SQUARE: **923**

ZONED: **R-4**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq. Ft.		1,818.36 Sq. Ft.	
LOT WIDTH	18'		16.67'	
LOT OCCUPANCY (60%)		1,091.01 Sq.Ft.	1,179.74 Sq.Ft. (64.8%)	88.73 (4.8%)
FLOOR AREA RATIO ()	N/A			
PARKING SPACES	N/A			
LOADING BERTHS	N/A	N/A		
FRONT YARD	N/A	N/A		
REAR YARD	N/A			
SIDE YARD	N/A			
COURT, OPEN	N/A			
COURT, CLOSED	15'		4.47'	10.53 (70%)