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

Building and Land Regulation Administration
Office of the Zoning Administrator

January 12, 2001

D.C. OFFICE OF ZONING
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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Michael D. Johnson
Zoning Administrator

SUBJECT: **Proposed Enclosure of an Existing Terrace with a New Roof and Glazing at premises 2132 Bancroft Place, N.W., Lot(s) 18, in Square 2532, Zoned R-3**

Review of plans for the proposed enclosure of an existing terrace with a new roof and glazing at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Special exception pursuant to Section 223.1 to allow establishment of a non-conforming width and area of closed court for a single family dwelling subject to provisions of Section 406 in the R-3 Zone. (Section 3104.1)

2. Variance relief from Section 2001.3(a), (b) and (c) to allow enlargement to an existing non-conforming single family dwelling in the R-3 Zone. (Section 3103.2)

MDJ/AS/ee

BZA
Case No. 16717
Exhibit No. 6

Board of Zoning Adjustment
District of Columbia
CASE NO.16717
EXHIBIT NO.6

NOTES AND COMPUTATIONS

ADDRESS: **2132 Bancroft Place, N.E.** LOT(S): **18** SQUARE: **2532**

ZONED: **R-3**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	2,000 Sq.Ft.		2,375 Sq.Ft.	
LOT WIDTH	20'		25'	
LOT OCCUPANCY (60%)		1,425 Sq.Ft.	2,100 Sq.Ft. (88%)	675 Sq.Ft. (28%)
FLOOR AREA RATIO ()	N/A			
PARKING SPACES	N/A			
LOADING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD	20'		1'	
SIDE YARD	N/A			
COURT, OPEN	6'		4.89'	
COURT, CLOSED	15'; 350 Sq.Ft.		489'; 51.34 Sq.Ft. (14.6%)	10.11'; 298.66 Sq.Ft. (85.3%)