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

Building and Land Regulation Administration
Office of the Zoning Administrator

March 27, 2001

D.C. OFFICE OF ZONING
RECEIVED
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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Michael D. Johnson
Zoning Administrator

SUBJECT: Proposed Three Story and Basement Addition
located at premises 2326 California Street, N.W.,
Lot(s) 46, in Square 2519, Zoned R-1-B

A review of plans for the proposed three stories and basement addition 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-1-B Zone. (Section 3103.2)

2. Special exception relief from Section 223.1 to allow establishment of a non-conforming width of open court pursuant to Section 406 for a single family dwelling in the R-1-B Zone. (Section 3104.1)

MDJ/AS/ee

BZA
Case No. 16725
Exhibit No. 6

Board of Zoning Adjustment
District of Columbia
CASE NO.16725
EXHIBIT NO.6

NOTES AND COMPUTATIONS

ADDRESS: **2326 California Street, N.W.** LOT(S): **46** SQUARE: **2519**

ZONED: **R-1-B**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	5,000 Sq.Ft.		2,437.5 Sq.Ft.	
LOT WIDTH	50'		25'	
LOT OCCUPANCY (40%)		975 Sq.Ft.	1,252.5 Sq.Ft. (51%)	277.5 Sq.Ft. (11.38%)
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1		1 existing	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	25'		42.5'	
SIDE YARD	8' and 8'		0' X 4.3' (100%)	8' (100%) x 3.7' (46.25%)
COURT, OPEN	6'		2.9'	3.1 (51.66%) Exist. X Proposed
COURT, CLOSED	N/A		N/A	