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

Building and Land Regulation Administration
Office of the Zoning Administrator

March 6, 2001

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2001 APR -4 PM 1:10

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Michael D. Johnson
Zoning Administrator

SUBJECT: Proposed Additional Carport Building over Existing Car "Pit" located at premises 2105 N Street, N.W., Lot(s) 214, in Square 69, Zoned DCOD/R-5-B

Review of plans for the proposed additional carport building over existing garage foundation 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 percentage of lot occupancy in excess of that allowed a single family dwelling in the R-5-B Zone pursuant to Section 403 in the DCOD/R-5-B Zone. (Section 3104.1)

MDJ/AD/ee

941 North Capitol Street, N.E., Suite 2000 Washington, DC 20002 Phone: (202) 442-4560 Fax: (202) 442-4871

BZA
Case No. 16728
Exhibit No. 5

Board of Zoning Adjustment
District of Columbia
CASE NO.16728
EXHIBIT NO.5

00-1133-D

NOTES AND COMPUTATIONS

ADDRESS: 2105 N Street, N.W. **LOT(S):** 214 **SQUARE:** 69

ZONED: DCOD/R-5-B

	REQUIRED:	ALLOWED:	PROVIDED:	VARIANCE:
LOT AREA	N/P		1,520 Sq. Ft.	
LOT WIDTH	N/P		16'	
LOT OCCUPANCY (60%)		912 Sq.Ft.	1,060.25 Sq.Ft. (70%)	148 Sq.Ft. (10%)
FLOOR AREA RATIO (1.8)		2,736 Sq.Ft.	2,491.75 Sq.Ft.	
PARKING SPACES	N/A			
LOADING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD	15'		13.5	
SIDE YARD	N/P		N/A	
COURT, OPEN	6'		5.25'	.75 (Existing) (12.5%)
COURT, CLOSED	N/A			