GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

October 14, 1999

MEMORANDUM

TO : Board of Zoning Adjustment

FROM : Edgar T. Nunley, Chief
Zoning Review Branch

SUBJECT : Proposed Roof Deck Addition to an Existing Non-conforming Structure located at premises 647 Massachusetts Avenue, N.E., Lot(s) 52, in Square 866, Zoned R-4

Review of plans for the proposed roof deck addition to an existing non-conforming single family dwelling at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance from Section 2001.3(a) requirement for an addition to an existing non-conforming structure devoted to a conforming use in the R-4 Zone district. (Section 3107.2)

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BZA
Case No. 16731
Exhibit No. 6

Board of Zoning Adjustment
District of Columbia
CASE NO.16731
EXHIBIT NO.6

NOTES AND COMPUTATIONS

ADDRESS: **647 Massachusetts Avenue, N.E.** LOT(S): **52** SQUARE: **866**

ZONED: **R-4**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq.Ft.		1,022 Sq.Ft. (Existing)	778 Sq.Ft. (43.22%) Exist.
LOT WIDTH	18'		18' (Exist.)	
LOT OCCUPANCY (60%)		613.25 Sq.Ft.	804.54 Sq.Ft. (Exist.) (78.72%)	191.52 Sq.Ft. (Exist.) (31.23%) (Existing)
FLOOR AREA RATIO ()	N/A		N/A	
PARKING SPACES	1		1 (Garage) Existing	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/R		N/R	
REAR YARD	20' min.'		7' + ½ Constitution Avenue	
SIDE YARD	0' and 0'		0' and 0'	
COURT, OPEN	6' min.		5' (Existing)	1')16.67%)
COURT, CLOSED	N/A		N/A	