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

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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Michael D. Johnson
Zoning Administrator

SUBJECT: Proposed Rear Addition of an Existing Non-conforming Structure Devoted to a Conforming Use located at premises 500 D Street, N.E., Lot(s) 821, in Square 836, Zoned CAP/R-4

Review of plans for the proposed rear addition of an existing non-conforming structure devoted to a conforming use at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance from Section 2001.3(c) for an addition to a non-conforming structure in the CAP/R-4 Zone District. (Section 3103.2)

MDJ/XM/ee

BZA
Case No. 16734
Exhibit No. 5

Board of Zoning Adjustment
District of Columbia
CASE NO.16734
EXHIBIT NO.5

NOTES AND COMPUTATIONS

ADDRESS: **500 D Street, N.E.** LOT(S): **821** SQUARE: **836**

SFD (Row) ZONED: **CAP/R-4** **(Per Sub)**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq.Ft.		2,190 Sq.Ft. (Existing)	390 Sq.Ft. (21.67%) Existing
LOT WIDTH	18'		19' (Existing)	1' (Existing) 5.56% (
LOT OCCUPANCY (60%)		1,314 Sq.Ft. (Max. 60%)	1,050 Sq.Ft. (47.95%)	
FLOOR AREA RATIO (1.8)		3,285 Sq.Ft. (1.8)	3,174 Sq.Ft. (1.45)	
PARKING SPACES	1		Existing	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20' min.		20'	
SIDE YARD	0' and 0'		0' and 0'	
COURT, OPEN	6' min.		2' (Existing and Proposed)	4' (66.67%)
COURT, CLOSED	N/A		N/A	