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

Building and Land Regulation Administration
Office of the Zoning Administrator

June 11, 2001

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Michael D. Johnson
Zoning Administrator

SUBJECT: Proposed Addition to a Semi-Detached Single Family Dwelling located at premises 220 5th Street, S.E., Lot(s) 804 in Square 843, in Square 843, Zoned CAP/R-4

Review of plans for the proposed addition to a semi-detached single family dwelling 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 an addition which does not comply with the requirements of Sections 405.2 and 405.3 for a single family dwelling in the CAP/R-4 Zone. (Section 3104.1)

MDJ/XM/ee

941 North Capitol Street, N.E., Suite 2700 Washington, DC 20002 Phone: (202) 442-4560 Fax: (202) 442-4871

BZA
Case No. 16755
Exhibit No. 6

filed on 6/13/01 eb

Board of Zoning Adjustment
District of Columbia
CASE NO.16755
EXHIBIT NO.6

NOTES AND COMPUTATIONS

ADDRESS: **220 5th Street, N.E.** LOT(S): **804 / Per Sub** SQUARE: **843**

ZONED: **CAP/R-4**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	3,000 Sq. Ft.		2,644.86 Sq. Ft. (Exist.)	335.14 Sq. Ft. - (11.84%) (Existing) - (Existing)
LOT WIDTH	30'		25.17' (Existing)	4.83' - (16%) (Existing) - (Existing)
LOT OCCUPANCY (40%)		1,057.94 Sq. Ft. (40.00%)	Existing: 798.63 Sq. Ft. Proposed: 169.34 Total 967. 97 Sq. Ft. (36.60%)	
FLOOR AREA RATIO (1.8)		4,760.75 Sq. Ft.	1,935.94 Sq. Ft. (0.73)	
PARKING SPACES	1		Existing	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A.		N/A	
REAR YARD	20' min.		54.98'	
SIDE YARD	0' and 8'		0' and 0'	8' (100%)
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	