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

Building and Land Regulation Administration
Office of the Zoning Administrator

April 26, 2001

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: for Michael D. Johnson
Zoning Administrator

SUBJECT: **Proposed Construction of a New One Story Addition over an Existing Garage located at premises 2414 Tracy Place, N.W., Lot(s) 57, in Square 2505, Zoned R-1-B**

Review of plans for the proposed construction of a new one story addition over an existing garage 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 establishment of a non-conforming side yard pursuant to Section 405 for a single family dwelling in the R-1-B Zone. (Section 3104.1)

MDJ/AS/ee

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

BZA
Case No. 16772
Exhibit No. 6

Board of Zoning Adjustment
District of Columbia
CASE NO.16772
EXHIBIT NO.6

NOTES AND COMPUTATIONS

ADDRESS: **2414 Tracy Place, N.W.** LOT(S): **57** SQUARE: **2505**

ZONED: **R-1-B**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	5,000 Sq.Ft.		9,000 Sq.Ft.	
LOT WIDTH	50'		90'	
LOT OCCUPANCY (40%)		3,600 Sq.Ft.	Exist. 2,101.39 Sq. Ft. Add. 281.16 Sq. Ft. Total 2,382.25 Sq. Ft. (26.46%)	
FLOOR AREA RATIO ()	N/A			
PARKING SPACES	1		1 (Existing)	
LOADING BERTHS	N/A			
FRONT YARD	N/P	N/A		
REAR YARD	25'		27.5'	
SIDE YARD	8' x 8'		10.04' x 39.5'	
COURT, OPEN	N/A	N/A	N/A	
COURT, CLOSED	N/A	N/A	N/A	