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

Building and Land Regulation Administration
Office of the Zoning Administrator

August 9, 2001

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Michael D. Johnson
Zoning Administrator

SUBJECT: **R-4 Proposed Rear Addition to an Existing Non-conforming Single Family Row Dwelling located at premises 1360 East Capitol Street, N.E., Lot(s) 82, in Square 1035, Zoned**

Review of plans for the proposed rear addition to an existing non-conforming row 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), (b) and (c) the proposed addition to an existing non-conforming structure in the R-4 Zone District. (Section 3103.1)

MDJ/XM/ee

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BZA
Case No. 16780
Exhibit No. 6

941 North Capitol Street, N.E., Suite 2000, Washington, D.C. 20002
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Board of Zoning Adjustment
District of Columbia
CASE NO.16780
EXHIBIT NO.6

NOTES AND COMPUTATIONS

ADDRESS: **1360 East Capitol St., N.E.** LOT(S): **82** SQUARE: **1033**

SFD (Row) ZONED: **R-4**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq. Ft.		2,203.17 Sq. Ft. (Existing)	
LOT WIDTH	18'		16.25' (Existing)	1.75' (Exist.) - (9.72% (Exist.)
LOT OCCUPANCY (60%)		1,321.90 Sq. Ft.	Exist.: 1,401.5 Sq. Ft. Proposed: 92.0 Sq. Ft. Total 1,493.5 Sq.. Ft.	171.6 Sq. Ft. (12.98%)
FLOOR AREA RATIO ()	N/A		N/A	
PARKING SPACES	1		1 (Garage)	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20' min.		45'	
SIDE YARD	0' and 0'		0' and 0'	
COURT, OPEN	6' min.		4.75'	1.25' 20.83%
COURT, CLOSED	N/A		N/A	