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

Building and Land Regulation Administration
Office of the Zoning Administrator

D.C. OFFICE OF ZONING
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August 9, 2001

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Michael D. Johnson
Zoning Administrator

SUBJECT: Proposed One Story Addition located at premises 1161 3rd Street, N.E., Lot(s) 268, in Square 773, Zoned R-4

Review of plans for the proposed one story addition 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 establishment of a non-conforming rear yard and percentage of lot occupancy in excess of that allowed a single family dwelling subject to provisions of Sections 404 and 403 respectively in the R-4 Zone. (*Section 3401.1)

MDJ/AS/ee

BZA
Case No. 16781
Exhibit No. 6

Board of Zoning Adjustment
District of Columbia
CASE NO.16781
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.	RSN	45'	
SIDE YARD	0' and 0'	8/15/01	0' and 0'	
COURT, OPEN	6' min.		4.75'	1.25' 20.83%
COURT, CLOSED	N/A		N/A	