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

Building and Land Regulation Administration
Office of the Zoning Administrator

September 6,

D.C. RECEIVED
OFFICE OF ZONING
2007 SEP 10 PM 3:52

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Michael D. Johnson MDJ
Zoning Administrator

SUBJECT: Proposed Rear Addition to an Existing Non-conforming Row Dwelling located at premises 1606 19th Street, N.W., Lot(s) 53, in Square 111, Zoned DCOD/R-5-B

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) for an addition to an existing non-conforming structure in the R-5-B residential zone district. (Section 3103.2)

MDJ/XM/ee

BZA
Case No. 16792
Exhibit No. 6

941 North Capitol Street, N.E., Suite 2000, Washington, D.C. 20002
Phone: (202) 442-4560 Fax: (202) 442-4871

Board of Zoning Adjustment
District of Columbia
CASE NO.16792
EXHIBIT NO.6

NOTES AND COMPUTATIONS

ADDRESS: **1606 19th Street, N.W.** LOT(S): **53** SQUARE: **111**

Single Family Row Dwelling ZONED: **DCOD/R-5-B**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	N/P		1,365 Sq. Ft.	
LOT WIDTH	N/P		20'	
LOT OCCUPANCY (60%)		819.0 Sq. Ft.	Existing: 1,051.5 Sq. Ft. Proposed: 313.5 Sq. Ft. Total 1,365.0 Sq. Ft.	546 Sq. Ft. (40%)
FLOOR AREA RATIO (1.8)		2,457 Sq. Ft.	Existing: 3,537.5 Sq. Ft. Proposed: 313.5 Sq. Ft. Total 3,851.0 Sq. Ft.	1,394 Sq. Ft. (102%)
PARKING SPACES	1		Existing	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	15' min.		0'	15' (100%)
SIDE YARD	0' and 0'		0' and 0'	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	