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

Building and Land Regulation Administration
Office of the Zoning Administrator

September 6, 2001

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Michael D. Johnson MDJ
Zoning Administrator

SUBJECT: Proposed Addition to an Existing Non-conforming structure located at premises 1604 19th Street, N.W., Lot(s) 52, in Square 111, Zoned DCOD/R-5-B

Review of plans for the proposed addition to an existing non-conforming structure 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) to allow an addition to an existing non-conforming structure in the R-5-B zone district. (Section 3103.2)

2. Special exception from Section 203.2(c), (1) and (2) pursuant to Section 203.10(b) to allow a maximum of 6 sleeping rooms in a single family dwelling in the R-5-B residential zone district. (Section 3104.1)

6 RSN

MDJ/XM/ee

BZA
Case No. 16793
Exhibit No. 5

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.16793
EXHIBIT NO.4

NOTES AND COMPUTATIONS

ADDRESS: **1604 19th Street, N.W.** LOT(S): **52** SQUARE: **111**

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

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	N/P		1,398.8 Sq. Ft.	
LOT WIDTH	N/P		20'	
LOT OCCUPANCY (60%)		839.28 Sq. Ft.	Existing: 1,062.0 Sq. Ft. Proposed: 336.0 Sq. Ft. Total 1,398.8 Sq. Ft. (100%)	559 Sq. Ft. (39.96%)
FLOOR AREA RATIO (1.8)		2,517.	Existing: 3,513.0 Sq. Ft. Proposed: 336.8Sq. Ft. Total 3,849.8 (2.75)	1,331.96 Sq. Ft. (95.22%)
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	