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

Building and Land Regulation Administration
Office of the Zoning Administrator

September 13, 2001

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Michael D. Johnson MDJ
Zoning Administrator

SUBJECT: Proposed Restaurant/Public Hall located at premises 1350 Okie Street, N.E., Lot(s) Pacel 142/103, in Square 4038, Zoned C-M-2

Review of plans for the proposed restaurant/public hall at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance from Section 2101.1 the number of parking spaces required for a restaurant/public hall as follows: 1 space for each 10 seats of occupancy capacity for the first 10,000 seats, plus 1 for each 20 seats above the first 10,000; Provided, that where such seats are not fixed, each seven square feet 7 ft. 2 usable for seating shall be considered 1 seat (standard size: 9' x 19') in the commercial light manufacturing C-M-2 Zone. (3103.2)

MDJ

BZA
Case No. 16796
Exhibit No. 4

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.16796
EXHIBIT NO.4

NOTES AND COMPUTATIONS

ADDRESS: **1350 Okie Street, N.E.** LOT(S): **Parcel 142/103** SQUARE: **4038**

Restaurant/Publi Hall ZONED: **C-M-2**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	N/R		12,330 Sq. Ft.	
LOT WIDTH	N/R		90'	
LOT OCCUPANCY (100%)		12,330 Sq. Ft.	12,330 Sq. Ft.	
FLOOR AREA RATIO (4.0)		49,320 Sq. Ft.	37,000 Sq. Ft. (3.0)	
PARKING SPACES	Based on Capacity		0	(100%)
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	12' min.		Existing	
SIDE YARD	8' min.		Existing	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	