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

Building and Land Regulation Administration
Office of the Zoning Administrator

September 10, 2001

MEMORANDUM

TO : Board of Zoning Adjustment

FROM : Michael D. Johnson
Zoning Administrator

SUBJECT : Proposed Addition to an Existing Single Family Dwelling Structure located at premises 4007 16th Street, N.W., Lot(s) 51, in Square 2695, Zoned R-3

Review of plans for the proposed addition to an existing single family dwelling structure at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance from Section 403.2, the maximum lot occupancy for a dwelling in the R-3 Residential Zone District. (Section 3103.2)

2. Variance from Section 406.1, the minimum open court width for a dwelling in the R-3 Residential Zone District. (Section 3103.2)

MDJ/XM/ee

BZA
Case No. 16799
Exhibit No. 8

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.16799
EXHIBIT NO.8

NOTES AND COMPUTATIONS

ADDRESS: **4007 16th** LOT(S): **51** SQUARE: **2695**

Single Family Row Dwelling ZONED: **R-3**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq. Ft.		2,000 Sq. Ft.	
LOT WIDTH	18'		20'	
LOT OCCUPANCY (60%)		1,200 Sq. Ft.	Exist.: 1,198 Sq. Ft. Add.: 150 Sq. Ft. Total 1,348 Sq. Ft. (67.4%)	148 Sq. Ft. (12.33%)
FLOOR AREA RATIO ()	N/A		N/A	
PARKING SPACES	1		Existing	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20' min.		51.1'	
SIDE YARD	N/A		N/A	
COURT, OPEN (Width)	6' and 6'		2.33' and 2.58'	3.67' & 3.42' 61.17% & 57%
COURT, CLOSED	N/A		N/A	