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

Building and Land Regulation Administration
Office of the Zoning Administrator

October 1, 2001

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Michael D. Johnson
Zoning Administrator

SUBJECT: Proposed Addition to an Existing Single Family Detached Dwelling located at premises 3831 Macomb Street, N.W., Lot(s) 820, in Square 1818, Zoned R-1-B

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

1. Special exception from Section 223.1 the required minimum side yard setback for a single family in the R-1-B Residential Zone District. (3104.1)

2. Special exception from Section 223.1 the required closed court with minimum width and area for a singe family dwelling in the R-1-B residential zone district. (Section 3104.1)

MDJ/XM/ee

BZA
Case No. 16806
Exhibit No. 6

Board of Zoning Adjustment
District of Columbia
CASE NO.16806
EXHIBIT NO.6

NOTES AND COMPUTATIONS

ADDRESS: **3831 Macomb Street, N.W.** LOT(S): **820 (Per Sub)** SQUARE: **1818**

Singe Family Detached Dwelling ZONED: **R-1-B**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	5,000 Sq. Ft.		3,371 Sq. Ft. (Existing)	1,629 Sq. Ft. (Exist.) 32.58% (Existing)
LOT WIDTH	50'		+65' (Existing)	
LOT OCCUPANCY (40%)		1,348.4 Sq. Ft.	1,285.70 Sq. Ft. (38.14%)	
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	25' min.		+25' (Average)'	
SIDE YARD	8' and 8' min.		9' and 3'	5' 62.50%
COURT, OPEN	N/A		N/A	
COURT, CLOSED	Min. width – 5' Min. area – 350 Sq.Ft.		4.33' - width 18.75 Sq. Ft. - Area	0.67' 13.40% 331.25 Sq. Ft. – 94.64%