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

Building and Land Regulation Administration
Office of the Zoning Administrator

October 19, 2001

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Michael D. Johnson
Zoning Administrator

SUBJECT: Proposed Rear Addition to an Existing Single Family Row Dwelling located at premises 1324 27th Street, N.W., Lot(s) 818, in Square 1239, Zoned R-3

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

1. Special exception pursuant to Section 223.1 to allow establishment of non-conformity of percentage of lot occupancy and rear yard, requirements of Sections 403 and 404 respectively, for a single family dwelling in the R-3 Zone. (Section 3104.1)

MDJ/XM/ee

RECEIVED
D.C. Office of Zoning

941 North Capitol Street, N.E., Suite 2000 Washington, DC 20002 Phone: (202) 442-4549 Fax: (202) 442-4863

Case No. 16810
Exhibit No. 6

Board of Zoning Adjustment
District of Columbia
CASE NO.16810
EXHIBIT NO.6

NOTES AND COMPUTATIONS

ADDRESS: 1324 27th Street, N.W. LOT(S): 818 SQUARE: 1239

Single Family Row Dwelling ZONED: R-3

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq. Ft. min.		520 Sq. Ft. (Existing)	1,280 (Exist.) 71.10% (Exist.)
LOT WIDTH	18' min.		10.75' (Exist.)	7.25' (Exist.) 40.28% (Exist.)
LOT OCCUPANCY (60%)		312 Sq. Ft.	Existing: 281.22 Sq. Ft. Proposed: 86.00 Sq. Ft. Total 367.00 Sq. Ft. (70%)	55.22 Sq. Ft. (10%)
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	Existing		Existing	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20' min.		12.80'	7.2' 36%
SIDE YARD	N/A		N/A	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	