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

Building and Land Regulation Administration
Office of the Zoning Administrator

October 30, 2001

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Michael D. Johnson
Zoning Administrator

SUBJECT: Proposed Addition to an Existing Non-conforming Structure located at premises 4300 Wisconsin Avenue, N.W., Lot(s) 804, in Square 1783, Zoned C-1

Review of plans for the proposed addition to an existing non-conforming structure located at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance from Section 2001.3(b) and (c) proposed addition to an existing non-conforming structure in the C-1 Commercial District. (Section 3103.2)

MDJ/XM/ee

941 North Capitol Street, N.E., Suite 2000 Washington, DC 20002 Phone: (202) 442-4560 Fax: (202) 442-4871

FILED
Case No. 16813
Exhibit No. 5

Board of Zoning Adjustment
District of Columbia
CASE NO.16813
EXHIBIT NO.5

NOTES AND COMPUTATIONS

ADDRESS: **4300 Wisconsin Avenue, N.W.** LOT(S): **804** SQUARE: **1783**

Fire Station Addition ZONED: **C-1**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	N/R		6,110 Sq. Ft.	
LOT WIDTH	N/R		47.84	
LOT OCCUPANCY (100%)		6,110	5,402 Sq. Ft. (88.56%)	
FLOOR AREA RATIO (1.0)		6,110 Sq. Ft.	Existing: 8,299 Sq. Ft. = 1.36 Addition: 4,745 Sq. Ft. = 0.78 Total 13,044 Sq. Ft. (2.14)	6,934 Sq. Ft. (113.50%)
PARKING SPACES	Existing		Existing	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20' min.		45' (1/2 of 40 th Street	
SIDE YARD	N/A		N/A	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	