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

Building and Land Regulation Administration
Office of the Zoning Administrator

April 5, 2001

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Michael D. Johnson
Zoning Zoning Administrator

SUBJECT: **Proposed Construction of a 2 Car Garage and Deck Roof located at premises 3615 Davis Street, N.W., Lot(s) 17, in Square 1935, Zoned NOPD/R-1-B**

A review of plans for the proposed construction of a 2 car garage and deck roof at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Special exception relief from Section 223.1 to allow percentage (%) of lot occupancy in excess of that allowed a single family dwelling in the R-1-B Zone pursuant to Section 403, 404 and 405 respectively. (Section 3104.1)

MDJ/AS/ee

BZA
Case No. 16816
Exhibit No. 7

Board of Zoning Adjustment
District of Columbia
CASE NO.16816
EXHIBIT NO.7

NOTES AND COMPUTATIONS

ADDRESS: **3615 Davis Street, N.W.** LOT(S): **17** SQUARE: **1935**

ZONED: **NOPD//R-1-B**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	5,000 Sq.Ft.		8,071.53 Sq.Ft.	
LOT WIDTH	50'		65.89	
LOT OCCUPANCY (40%)		3,228.61 Sq.Ft	Exist. = 2,815.53 Sq.Ft. Add. = --770.76 Sq.Ft. (44.43% Total 3,586.29	357.68 Sq.Ft. (4.43%)
FLOOR AREA RATIO ()	N/A			
PARKING SPACES	N/A			
LOADING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD	25'		13.75' (55%)	11.25' (45%)
SIDE YARD	8' x 8'		0' x 1' (12.5%)	0'x7' (87.5%)
COURT, OPEN	N/A			
COURT, CLOSED	N/A			