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

Building and Land Regulation Administration
Office of the Zoning Administrator

October 17, 2001

RECEIVED
D.C. OFFICE OF ZONING
2001 OCT 20 PM 12:17

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Michael D. Johnson
Zoning Administrator

SUBJECT: Proposed Rear Addition to an Existing Single Family Row Dwelling Structure located at premises 816 East Capitol Street, N.E., Lot(s) 41, in Square 919, Zoned R-4

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

1. Special exception from Section 223.1 for a proposed rear addition to an existing single-family row dwelling structure in the R-4 residential zone. (Section 3104.1)

MDJ/XM/ee

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

BZA
Case No. 16824
Exhibit No. 6

Board of Zoning Adjustment
District of Columbia
CASE NO.16824
EXHIBIT NO.6

NOTES AND COMPUTATIONS

ADDRESS: **816 East Capitol Street, N.E.** LOT(S): **41** SQUARE: **919**

Single Family Dwelling (Row) ZONED: **R-4**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq. Ft.		2,176.95 Sq. Ft.	
LOT WIDTH	18'		27.52'	
LOT OCCUPANCY (60%)		1,306.17 Sq. Ft.	Existing: 1,282.08 Sq. Ft. Addition: 128.00 Sq. Ft. Total 1,410.08 (64.77%)	103.91 Sq. Ft. 4.77%
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.		24.82' Average	
SIDE YARD	0' and 0'		0' and 0'	
COURT, OPEN	6' min.		4'	2' (33.33%)
COURT, CLOSED	N/A		N/A	