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

Building and Land Regulation Administration
Office of the Zoning Administrator

August 15, 2001

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Michael D. Johnson
Zoning Administrator

SUBJECT: Proposed Rear Deck Addition to an Existing Single Family Row Dwelling located at premises 5022 7th Street, N.W., Lot(s) 131, in Square 3148, Zoned R-3

Review of plans for the proposed rear deck 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. Variance from Section 403.2 the maximum lot occupancy for an addition to an existing single family row dwelling in the R-3 Zone. (Section 3103.2)

2. Variance from Section 406.1 the minimum width for an open court in the R-3 Zone District. (Section 3103.1)

MDJ/XM/ee

BZA
Case No. 16831
Exhibit No. 6

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

Board of Zoning Adjustment
District of Columbia
CASE NO.16831
EXHIBIT NO.6

NOTES AND COMPUTATIONS`

ADDRESS: 5022 7TH N.W. LOT(S): 131 SQUARE: 3148

Single Family Row Dwelling ZONED: R-3

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	2,000 Sq. Ft.		1,260 Sq. Ft. (Existing)	540 Sq. Ft. (Exist.) (30%) (Exist.)
LOT WIDTH				
LOT OCCUPANCY (60%)		756 Sq. Ft.	Existing: 753.4 Sq. Ft. Proposed: 238.0 Sq. Ft. Total 991.4 Sq. Ft. (78.68%)	235.4 Sq. Ft. (31.14%)
FLOOR AREA RATIO ()	N/A		N/A	
PARKING SPACES	1		1 (Existing)	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20' min.		13'	7' (35%)
SIDE YARD	0'		0'	
COURT, OPEN	6' min.		4'	2' (33.33%)
COURT, CLOSED	N/A		N/A	