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

Building and Land Regulation Administration
Office of the Zoning Administrator

October 10, 2001

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Michael D. Johnson
Zoning Administrator

SUBJECT: **Proposed Addition to an Existing Non-conforming Single Family Dwelling Semi Detached located at premises 3328 N Street, N.W., Lot(s) 94, in Square 1220, Zoned R-3**

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

1. Variance from Section 2001.3(a), (b) and (c) to allow an addition to an existing non-conforming single family dwelling semi-detached in the R-3 residential zone district. (Section 3103.2)

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. 16834
Exhibit No. 5

Board of Zoning Adjustment
District of Columbia
CASE NO.16834
EXHIBIT NO.5

Exhibit D

NOTES AND COMPUTATIONS

ADDRESS: **3328 N Street, N.W.** LOT(S): **94** SQUARE: **1220**

Single Family Dwelling (Semi-Detached) ZONED: **R-3**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	3,000 Sq. Ft.		3,041.82 Sq. Ft.	
LOT WIDTH	30'		23.58' (Existing)	6.42' (Exist.) 1.4% (Exist.)
LOT OCCUPANCY (40%)		1,216.73 Sq. Ft.	Exist. 1,581.92 Sq. Ft. (52%) Add. 27.53 Sq. Ft. (.9%) Total 1,609.45 Sq. Ft. (52.90%)	1,609.45 Sq. Ft. (52.90%)
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.		42'	
SIDE YARD	8' and 0'		2.88' and 0' (Existing)	5.12' (Exist.) 64% (Exist.)
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	