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

Building and Land Regulation Administration
Office of the Zoning Administrator

September 18, 2001

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Michael D. Johnson
for Zoning Administrator

SUBJECT: Proposed Free Standing Garage Addition to an Existing Single Family Row Dwelling located at premises 529 14th Street, N.E., Lot(s) 808, in Square 1052, Zoned R-4

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

1. Special exception from Section 223.1 the maximum lot occupancy allowed in the R-4 Zone District. (Section 3104.1)

2. Variance from Section 2300.2(b) the minimum setback from center line of the abutted alley for a private garage in the R-4 Zone District. (Section 3103.1)

MDJ/TB/ee

BZA
Case No. 16835
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.16835
EXHIBIT NO.6

NOTES AND COMPUTATIONS

ADDRESS: **529 14th Street, N.E.** LOT(S): **808** SQUARE: **1052**

ZONED: **R-4**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq. Ft.		1,818 Sq. Ft.	
LOT WIDTH	18'		18'	
LOT OCCUPANCY (60%)		1,090.8 Sq. Ft.	Exist. 981 Sq. Ft. Proposed 396 Sq. Ft. Total 1,377 (76.74%)	286.2 Sq. Ft. (26.24%)
FLOOR AREA RATIO ()	N/A		N/A	
PARKING SPACES	1		1 (Garage)	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20'		46.5'	
SIDE YARD	0'		0'	
COURT, OPEN	N/A			
ALLEY, CENTER FOR GARAGE	12'		0'	12' (100%)