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

**Building and Land Regulation Administration**
**Office of the Zoning Administrator**

December 13, 2001

**MEMORANDUM**

TO: Board of Zoning Adjustment

FROM: Toye Bello, Acting
Zoning Administrator

SUBJECT: **Proposed Rear Addition to an Existing Non-conforming Single Family Dwelling located at premises 4417 Faraday Place, N.W., Lot(s) 220, in Square 1582, Zoned R-2**

Review of plans for the proposed 2 story rear addition to an existing non-conforming single family dwelling at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance from Section 2001.3(b) and (c) to allow a proposed addition to an existing non-conforming single family dwelling in the R-2 residential zone. (Section 3103.2)

TB/XM/ee

941 North Capitol Street, N.E., Suite 2000 Washington, DC 20002 Phone: (202) 442-4760 Fax: (202) 442-4871

BZA
Case No. 16845
Exhibit No. 6

Board of Zoning Adjustment
District of Columbia
CASE NO.16845
EXHIBIT NO.6

# NOTES AND COMPUTATIONS

ADDRESS: **4417 Faraday Place, N.W.** LOT(S): **220** SQUARE: **1582**

**Single Family - Detached** ZONED: **R-2**

| | REQUIRED | ALLOWED | PROVIDED | VARIANCE |
|---|---|---|---|---|
| LOT AREA | 4,000 Sq. Ft. | | 2,850 Sq. Ft. (Existing) | 1,150 Sq. Ft. (Exist.) 28.75% (Exist.) |
| LOT WIDTH | 40' | | 38' (Existing) | 2' (Exist.) 10% (Exist.) |
| LOT OCCUPANCY (40%) | | 1,140 Sq. Ft. | 838.15 Sq. Ft. (29.41%) | |
| FLOOR AREA RATIO () | | N/A | N/A | |
| PARKING SPACES | 1 | | Existing | |
| LOADING BERTHS | N/A | | N/A | |
| FRONT YARD | N/A | | 5' (building restriction line) | |
| REAR YARD | 20' min. | | 18.5' | 1.5' 7.5% |
| SIDE YARD | 8' and 8' min. | | 6.2' and 5.48' (Exist.) | 1.8' and 2.52' (Exist.) - 22.5% and 31.5% (Exist.) |
| COURT, OPEN | Min. width 6' | | 4.75' | |
| COURT, CLOSED | N/A | | N/A | |