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

Building and Land Regulation Administration
Office of the Zoning Administrator

January 11, 2002

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OFFICE OF ZONING
2002 JAN 14 PM 3:10

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Toye Bello, Acting
Zoning Administrator

SUBJECT: Proposed Addition to an Existing
Non-conforming Structure located
at premises 2000 15th Street, N.W.,
Lot(s) 59, in Square 189, Zoned D/C-2-A

Review of plans for the proposed addition to an existing non-conforming structure devoted to conforming uses at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance from Section 2001.3(a) and (b) the proposed addition to an existing non-conforming structure devoted to conforming uses in the D/C-2-A commercial zone district. (3103.2)

2. Variance from Section 771.2 the maximum allowed floor area ratio for a structure in the D/C-2-A commercial zone district. (Section 3103.2)

TB/XM/ee

BZA
Case No. 16847
Exhibit No. 8

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

Board of Zoning Adjustment
District of Columbia
CASE NO.16847
EXHIBIT NO.8

NOTES AND COMPUTATIONS

ADDRESS: **2000 15th Street, N.W.** LOT(S): **59** SQUARE: **189**

Mixed Use: Coml./Flat ZONED: **D/C-2-A**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	N/R		1,199.80 (Existing)	
LOT WIDTH	N/R		18.34 Sq. Ft. (94% - Existing)	
LOT OCCUPANCY (60%) (Residential)		719.88 Sq. Ft.	1,127.80 Sq. Ft. (94% - Existing)	407.92 Sq. Ft. (Exist.) – 34% - (Exist.)
FLOOR AREA RATIO (2.5)		2,999.5 Sq. Ft.	Exist.: 4,227.0 Sq. Ft. – 3.52 Exist. Add.: 552.0 Sq. Ft. - .46 Add. Total 4,779.00 3.98	1,277.5 (Exist.) 552.0 (Add.) 1,779.5 Sq. Ft. – 59.32%
PARKING SPACES	1 required (Find Arts Waiver)		0	
LOADING BERTHS	N/R		N/P	
FRONT YARD	N/R		N/P	
REAR YARD	15' min.		0' (Exist.)	15' (Exist.) – 100%
SIDE YARD	0' and 0'		0 and 0	
COURT, OPEN	N/A		N/P	
COURT, CLOSED	N/A		N/P	