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

Building and Land Regulation Administration
Office of the Zoning Administrator

January 22, 2002

D.C. RECEIVED
OFFICE OF ZONING
2002 FEB 11 PM 12: 35

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Toye Bello, Acting
Zoning Administrator

SUBJECT: Proposed Construction of a new
Temporary Youth Detention
Center/Community service Center located
at premises 1000 Mount Olivet Road, N.E.,
Lot(s) Parcel 141/71, in Square , Zoned R-4
V 4039 AVB

Review of plans for the proposed new construction at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance from the use provisions of Section 330.5 to allow establishment of a temporary youth detention center for 80 beds and 80 staff in an R-4 zone. (Section 3103.2)

2. Variance from the percentage of lot occupancy limitation of Section 403.2 for a non-residential structure in an R-4 Zone. (Section 3103.2)

3. Special exception pursuant to Section 334.1 to allow establishment of a Community Service Center in the residential R-4 zone district. (Section 3104.1)

TB/ee

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

BZA
Case No. 16859
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO.16859
EXHIBIT NO.3

NOTES AND COMPUTATIONS

ADDRESS: **100 Mount Olivet Road, N.E.** LOT(S): **Parcel 141/71** SQUARE: 4039 AWR

ZONED: **R-4**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq. Ft.		103,680 Sq. Ft.	
LOT WIDTH	18'		218'+	2,373 Sq. Ft. (2.2%)
LOT OCCUPANCY (40%)		41,472 Sq. Ft.	43,845 Sq. Ft.	2,373 Sq. Ft. (2.2%)
FLOOR AREA RATIO ()		N/P		
PARKING SPACES	BZA		65	
LOADING BERTHS	BZA		1 Loading Berth	
FRONT YARD	N/P		N/A	
REAR YARD	20'		20'+	
SIDE YARD	N/P		N/A	
COURT, OPEN	11.83		18'	
COURT, CLOSED	N/A		N/A	

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JOB #

DEPARTMENT OF CONSUMER & REGULATORY AFFAIRS - ZONING DIVISION

ZONING COMPUTATION SHEET - COMMERCIAL USE

1. Owner	2. Location	3. Square
DISTRICT OF COLUMBIA GOVERNMENT DEPARTMENT OF HUMAN SERVICES YOUTH SERVICES ADMINISTRATION	1000 MOUNT OLIVET RD. N.E. WASHINGTON, DC	~~4040~~ 4039 NR

4. Lot	5. Zone	6. Use of Building or Structure	7. New ✓
141/71		JUVENILE DETENTION AND COMMUNITY SERVICES	Addition to Alter existing

8. Type of Structure	9. Use of Structure	10. Width of Adjacent Streets;	11. Width of Adjacent Alleys
Conforming Nonconforming	Conforming Nonconforming	MT. OLIVET RD ROADWAY – 44'-0" RIGHT-OF-WAY – 90'-0" FAIRVIEW AVE ROADWAY – 40'-0" RIGHT OF WAY – 50'-0"	–

12. Width of Restriction Lines	13. Application of Act of June 1, 1910	14. Type of Lot	15. Number of Dwelling Units
	Height of Bldg. – Excess Height –	Corner Through Triangular ✓ Alley Interior	80 REG UNITS

16. Lot Area	17. Lot Occupancy	18. Gross Floor Area	19. Cellar Area	20. Floor Area Ratio LOT AREA ÷ FLOOR AREA
130,680 SF (3.0 ACRES) Required – Provided –	Allowed – Provided –	Total 104,807 GSF	Total –	Allowed – Provided – 0.80

21. Number of Residential Parking Spaces	22. Number of Commercial Parking Spaces	23. Number of Loading Berths
Required – Provided – Open Area – Within Bldg. –	Required – Provided – 60 SPACES Open Area – Within Bldg. –	Required – – Provided – 1 LOADING BERTH

24. Height of Bldg.	Allowed		25. Number of Stories		Required	
Curb, to first floor	– – –	– 12'.8"	Allowed –		Rear Yard Depth –	–
to high point of roof	– –	+ 38'-11"	Provided – 4		Side Yard Width –	–
GRADE AT BLDG FRONT Grade, to first floor	– –	+ 6"	Basement –		Open Court Width – 25'-0"	–
to ceiling top story	– –	+ 35'-6"	Cellar –		Closed Court Width – 29'-4"	to 50'-0"
to high point of roof	– –	+ 52'-1"			Closed Court Area – 4641 SF	

REMARKS:

12.21.01

HOK