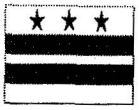
GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Building and Land Regulation Administration
Office of the Zoning Administrator



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2002 MAR 11 PM 1:57

February 12, 2002

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Toye Bello, Acting
Zoning Administrator

SUBJECT: Proposed Rear Addition to an Existing Single Family Detached Dwelling located at premises 4912 Quebec Street, N.W., Lot(s) 20, in Square 1474, Zoned R-1-A

Review of plans for the proposed rear addition to an existing single family detached 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 proposed rear addition to a single family dwelling in the R-1-A residential district. (Section 3104.1)

TB/XM/ee

941 North Capitol Street, N.E., Suite 2000 Washington, DC 20002 Phone: (202) 442-4576 Fax: (202) 442-4871

BZA
Case No. 16874
Exhibit No. 6

Board of Zoning Adjustment
District of Columbia
CASE NO.16874
EXHIBIT NO.6

NOTES AND COMPUTATIONS

ADDRESS: **4912 Quebec Street, N.W.** LOT(S): **20** SQUARE: **1474**

Single Family Dwelling (Detached) ZONED: **R-1-A**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	7,500 Sq. Ft.		9,613 Sq. Ft.	
LOT WIDTH	75'		64.94' (Existing)	10.06' (Exist.) 13.41% (Exist.)
LOT OCCUPANCY (40%)		3,845.2 Sq. Ft.	1,369.60 Sq. Ft. (14.25%)	
FLOOR AREA RATIO ()	N/A		N/A	
PARKING SPACES	1		Existing	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/P	
REAR YARD	25' min.		±75'	
SIDE YARD	8' and 8' min.		±15' and 6.5'	1.5' (18.75%)
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	