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

Building and Land Regulation Administration
Office of the Zoning Administrator

April 29, 2002

D.C. RECEIVED
2002 MAY -1 PM 2:08

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Toye Bello, Acting
Zoning Administrator

SUBJECT: Proposed Construction of a Community Residence Facility for 52 Residents and 40 Rotating Staff to be located at premises 2700 R Street, S.E., Lot(s) 812 (per sub), in Square 5585, Zoned R-5-A

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

1. Special exception pursuant to Section 358 to allow the construction of a community residence facility in the R-5-A Zone. (Section 3104.1)

2. Variance from Section 402.4 the maximum allowed floor area ratio requirements for a structure in the R-5-A residential zone. (Section 3103.2)

TB/GH/ee

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

BZA
Case No. 16896
Exhibit No. 7
Board of Zoning Adjustment
District of Columbia
CASE NO.16896
EXHIBIT NO.7

NOTES AND COMPUTATIONS

ADDRESS: **2700 R Street, S.E.** LOT(S): **812 (per sub)** SQUARE: **5585**

ZONED:

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	BZA		15,454.23 Sq. Ft.	
LOT WIDTH	BZA		117.78'	
LOT OCCUPANCY (40%)		6,181.6 Sq. Ft	6,129.0 Sq. Ft. (39.66%).	
FLOOR AREA RATIO (0.9)		13,908.8 Sq. Ft.	30,479.0 Sq. Ft. (1.97%)	16,570.2 Sq. Ft. (119.13%)
PARKING SPACES	BZA		13 spaces	
Height & # of Stories		3 stories 40' maximum	4 stories 38.81 feet	1 story (33.33%)
FRONT YARD	N/A		N/A	
REAR YARD	20'		20'+	
SIDE YARD	0' and 8'		8' and 8'+	
LOADING BERTHS	1 L.B @ 30' 1 L.B Plat. @ 100 Sq. Ft. 1 S.D. Space @ 20' deep		1 L.B @ 30' 1 L. Platform @ 100 Sq. Ft. 1 S.D. Space @ 20' deep	

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