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

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

June 20, 2002

**MEMORANDUM**

TO: Board of Zoning Adjustment

FROM: Toye Bello, Chief
Zoning Review Branch

SUBJECT: Proposed Construction of an Addition to an Existing Detached Single Family Dwelling located at premises 4432 Faraday Place, N.W., Lot(s) 190, in Square 1582, Zoned R-2

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

1. Variance from Section 404.1 the minimum rear yard setback requirement for a structure in the R-2 Residential Zone. (Section 3103.2)

2. Variance from Section 403.2 the maximum allowable lot occupancy for a structure in the R2 Residential Zone. (Section 3103.2)

3. Variance from Section 2001.3 to allow an addition to an existing non-conforming structure in the R-2 Zone. (Section 3103.3)

TB/GH/ee

**BZA**
**Case No. 16921**
**Exhibit No. 6**

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Board of Zoning Adjustment
District of Columbia
CASE NO.16921
EXHIBIT NO.6

# NOTES AND COMPUTATIONS

ADDRESS: **4432 Faraday Place, N.W.** LOT(S): **190** SQUARE: **1582**

ZONED: **R-2**

| | REQUIRED | ALLOWED | PROVIDED | VARIANCE |
|---|---|---|---|---|
| LOT AREA | 4,000 Sq. Ft. | | 3,412.5 Sq. Ft. (Existing) | |
| LOT WIDTH | 40' | | 45.5' Existing | |
| LOT OCCUPANCY (40%) | | 1,365.0 Sq. Ft. | Exist. 1,202.99 Sq. Ft.<br>Add. 268.92 Sq. Ft.<br>Total 1,471.91 Sq. Ft. (43.13%) | 106.91 Sq. Ft. (7.83%) |
| FLOOR AREA RATIO () | N/A | | N/A | |
| PARKING SPACES | 1 space 9'x19' | | 1 space | |
| LOADING BERTHS | N/A | | N/A | |
| FRONT YARD | N/A | | N/A | |
| REAR YARD | 20.0' | | 8.6' | 11.4' (57.0%) |
| SIDE YARD | 5.0' and 6.0' | | 5.0' and 6.0' (Existing) | |
| COURT, OPEN | None | | None | |
| COURT, CLOSED | None | | None | |