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

Building and Land Regulation Administration
Office of the Zoning Administrator

June 17, 2002

2002 JUL -1 PM 1:54

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Toye Bello, Chief
Zoning Review Branch

SUBJECT: Proposed Construction of 12 Single Family Dwellings on Alley Lots located at premises 1900 Block of Temperance Avenue, N.W., Lot(s) 1 thru 12 Per Sub, in Square 274, Zoned R-4

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. Variance from Section 2507.2 to allow the construction of single family dwellings on alley lots which abut an alley less than 30 feet in width in the R-4 Residential Zone. (Section 3103.2)

2. Variance from Section 401.3 the minimum width of lot and lot area provisions for structures in the R-4 Zone. (Section 3103.2)

3. Variance from Section 405.9 the minimum rear yard setback requirement for a dwelling in the R-4 Zone. (Section 3103.2)

4. Variance from Section 403.2 the maximum allowed lot occupancy in the R-4 Zone. (Section 3103.2)

5. Variance from Section 2101.1 for parking spaces for single-family dwellings in the R-4 Zone. (Section 3103.2)

6. Special exception pursuant to Section 2116 to allow required off-street parking spaces to be located on a lot other than where the principal structure is located in the R-4 Zone. (Section 3104.1)

TB/GH/ee

BZA
Case No. 16927
Exhibit No. 5

Board of Zoning Adjustment
District of Columbia
CASE NO.16927
EXHIBIT NO.5

NOTES AND COMPUTATIONS

ADDRESS: 1900 Blk. of Temperance Avenue, N.W. LOT(S): 1 SQUARE: 274

Semi-Detached ZONED: R-4

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	3,000 Sq. Ft.		1,852.5 Sq. Ft.	1,147.5 Sq. Ft. (38.25%)
LOT WIDTH	30.0'		39.0'	
LOT OCCUPANCY (40%)		741.0 Sq. Ft.	570.0 Sq. Ft. (30.77%)	
FLOOR AREA RATIO ()	N/A		N/A	
PARKING SPACES	1 space 9'x19'		1 space (9.5'x19')	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20.0'		10.5'	9.5' (47.5%)
SIDE YARD	None		None	
COURT, OPEN	None			
ALLEY WIDTH	30.0'		25.25' 15.25'	4.75' (15.83%) 14.75' (49.16%)

NOTES AND COMPUTATIONS

ADDRESS: 1900 Blk. of Temperance Avenue, N.W. LOT(S): 2 SQUARE: 274

Row ZONED: R-4

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq. Ft.		855.0 Sq. Ft.	945.0 Sq. Ft. (52.5%))
LOT WIDTH	18''		18.0''	
LOT OCCUPANCY (60%)		513.0 Sq. Ft.	570.0 Sq. Ft. (66.66%)	57.0' (11.11%)
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1 space 9'x19'		1 space (9.5'x19') (Elsewhere)	1 space elsewhere (100%)
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20.0'		10.5'	9.5' (47.5%)
SIDE YARD	None		None	
COURT, OPEN	None		None	
COURT CLOSED	None		None	

NOTES AND COMPUTATIONS

ADDRESS: 1900 Blk. of Temperance Avenue, N.W. LOT(S): 3 SQUARE: 274

Row ZONED: R-4

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq. Ft.		950.0 Sq. Ft.	850.0 Sq. Ft. (47.22%))
LOT WIDTH	18''		20.0''	
LOT OCCUPANCY (60%)		570.0 Sq. Ft.	570.0 Sq. Ft. (66.66%)	
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1 space 9'x19'		1 space (9.5'x19') (Elsewhere)	1 space elsewhere (100%)
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20.0'		10.5'	9.5' (47.5%)
SIDE YARD	None		None	
COURT, OPEN	None		None	
COURT CLOSED	None		None	

NOTES AND COMPUTATIONS

ADDRESS: 1900 Blk. of Temperance Avenue, N.W. LOT(S): 4 SQUARE: 274

Row ZONED: R-4

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq. Ft.		950.0 Sq. Ft.	850 Sq. Ft. (52.5%))
LOT WIDTH	18''		20.0''	
LOT OCCUPANCY (60%)		570 Sq. Ft.	570 Sq. Ft.	
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1 space 9'x19'		1 space (9.5'x19') (Elsewhere)	1 space elsewhere (100%)
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20.0'		10.5'	9.5' (47.5%)
SIDE YARD	None		None	
COURT, OPEN	None		None	
COURT CLOSED	None		None	

NOTES AND COMPUTATIONS

ADDRESS: 1900 Blk. of Temperance Avenue, N.W. LOT(S): 5 SQUARE: 274

Row ZONED: R-4

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq. Ft.		855.0 Sq. Ft.	945.0 Sq. Ft. (52.5%))
LOT WIDTH	18''		18.0''	
LOT OCCUPANCY (60%)		513.0 Sq. Ft.	570.0 Sq. Ft.	
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1 space 9'x19'		1 space (9.5'x19') (Elsewhere)	1 space elsewhere (100%)
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20.0'		10.5'	9.5' (47.5%)
SIDE YARD	None		None	
COURT, OPEN	None		None	
COURT CLOSED	None		None	

NOTES AND COMPUTATIONS

ADDRESS: 1900 Blk. of Temperance Avenue, N.W. LOT(S): 6 SQUARE: 274

Row ZONED: R-4

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq. Ft.		950.0 Sq. Ft.	850 Sq. Ft. (47.22%))
LOT WIDTH	18''		20.0''	
LOT OCCUPANCY (60%)		570.0 Sq. Ft.	570.0 Sq. Ft.	
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1 space 9'x19'		1 space (9.5'x19') (Elsewhere)	1 space elsewhere (100%)
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20.0'		10.5'	9.5' (47.5%)
SIDE YARD	None		None	
COURT, OPEN	None		None	
COURT CLOSED	None		None	

NOTES AND COMPUTATIONS

ADDRESS: 1900 Blk. of Temperance Avenue, N.W. LOT(S): 7 SQUARE: 274

Row ZONED: R-4

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq. Ft.		950.0 Sq. Ft.	850.0 Sq. Ft. (52.5%))
LOT WIDTH	18''		20.0''	
LOT OCCUPANCY (60%)		570.0 Sq. Ft.	570.0 Sq. Ft.	
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1 space 9'x19'		1 space (9.5'x19') (Elsewhere)	1 space elsewhere (100%)
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20.0'		10.5'	9.5' (47.5%)
SIDE YARD	None		None	
COURT, OPEN	None		None	
COURT CLOSED	None		None	

NOTES AND COMPUTATIONS

ADDRESS: 1900 Blk. of Temperance Avenue, N.W. LOT(S): 8 SQUARE: 274

Row ZONED: R-4

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq. Ft.		855.0 Sq. Ft.	945.0 Sq. Ft. (52.5%))
LOT WIDTH	18''		18.0''	
LOT OCCUPANCY (60%)		513.0 Sq. Ft.	513.0 Sq. Ft.	
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1 space 9'x19'		1 space (9.5'x19') (Elsewhere)	1 space elsewhere (100%)
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20.0'		10.5'	9.5' (47.5%)
SIDE YARD	None		None	
COURT, OPEN	None		None	
COURT CLOSED	None		None	

NOTES AND COMPUTATIONS

ADDRESS: 1900 Blk. of Temperance Avenue, N.W. LOT(S): 9 SQUARE: 274

Semi-Detached ZONED: R-4

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	3,000 Sq. Ft.		1,377.5 Sq. Ft.	1,622.5 Sq. Ft. (54.08%)
LOT WIDTH	30'		29.0"	1.0' (3.33%)
LOT OCCUPANCY (60%)		551.0 Sq. Ft.	570.0 Sq. Ft. (41.38%)	19.0 Sq. Ft. (3.45%)
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1 space 9'x19'		1 space (9'x23.76')	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20.0'		10.5'	
SIDE YARD	None		None	
COURT, OPEN	None		None	
COURT CLOSED	None		None	

NOTES AND COMPUTATIONS

ADDRESS: 1900 Blk. of Temperance Avenue, N.W. LOT(S): 10 SQUARE: 274

Row ZONED: R-4

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq. Ft.		1,150.0 Sq. Ft.	
LOT WIDTH	18"		20.0'	
LOT OCCUPANCY (60%)		690.0 Sq. Ft.	570.0 Sq. Ft. (49.56%)	
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1 space 9'x19'		1 space (9'x22.5')	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20.0'		22.5'	
SIDE YARD	None		None	
COURT, OPEN	None		None	
COURT CLOSED	None		None	

NOTES AND COMPUTATIONS

ADDRESS: 1900 Blk. of Temperance Avenue, N.W. LOT(S): 11 SQUARE: 274

Row ZONED: R-4

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq. Ft.		985.55 Sq. Ft.	
LOT WIDTH	18'		17.14'	
LOT OCCUPANCY (60%)		591.33 Sq. Ft.	488.49 Sq. Ft. (49.56%)	
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1 space 9'x19'		1 space (9'x22.5'))	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20.0'		22.5'	
SIDE YARD	None		None	
COURT, OPEN	None		None	
COURT CLOSED	None		None	

NOTES AND COMPUTATIONS

ADDRESS: 1900 Blk. of Temperance Avenue, N.W. LOT(S): 12 SQUARE: 274

Row ZONED: R-4

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq. Ft.		1,150.0 Sq. Ft.	
LOT WIDTH	18"		20.0'	
LOT OCCUPANCY (60%)		690.0 Sq. Ft.	570.0 Sq. Ft. (49.56%)	
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1 space 9'x19'		1 space (9'x22.5')	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20.0'		22.5'	
SIDE YARD	None		None	
COURT, OPEN	None		None	
COURT CLOSED	None		None	