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

Building and Land Regulation Administration
Office of the Zoning Administrator

June 10, 2002

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Toye Bello, Chief
Zoning Review Branch

SUBJECT: Proposed Building of a New Three Story Single Family Dwelling located at premises 3120 Pennsylvania Avenue, S.E., Lot(s) 3, in Square 5544, Zoned R-1-B

Review of plans for the proposed new three story single family dwelling at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance relief from Sections 401.3 and 405 for a non-conforming minimum lot area and minimum side yard requirement respectively for a single family dwelling in the R-1-B Zone. (Section 3104.1)

TB/AS/ee

Board of Zoning Adjustment
District of Columbia
CASE NO.16929
EXHIBIT NO.4

02-46-Z(a)

NOTES AND COMPUTATIONS

ADDRESS: **3120 Pennsylvania Avenue, S.E.** LOT(S): **3** SQUARE: **5545**

ZONED: **R-1-B**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	5,000 Sq. Ft.		4,000 Sq. Ft.	1,000 Sq. Ft. (20%)
LOT WIDTH	50'		40'	
LOT OCCUPANCY (40%)		1,600 Sq. Ft.	1,253.9 Sq. Ft.	
FLOOR AREA RATIO ()	N/A		N/A	
PARKING SPACES	N/A		N/A	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	25'	31'		
SIDE YARD		8'x8'	9'x5.83'	2.17 (27.2%)
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	