16941

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

Building and Land Regulation Administration
Office of the Zoning Administrator

September 9, 2002

D.C. ... 2002 SEP 12 AM 11:56

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Robert Kelly
Zoning Review Branch

SUBJECT: Proposed Rear Addition to an Existing Single Family Row Dwelling located at premises 1334 Fairmont Street, N.W., Lot(s) 37, in Square 286, Zoned R-4

Review of plans for the proposed rear addition to an existing single family row dwelling at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Special Exception from 223.1 of requirements 406 and 2001.3 for addition to an existing single-family row dwelling in the R-4 residential zone district. (Section 3104.1)

RK/XM/ee

BZA
Case No. 16941
Exhibit No. 13

Board of Zoning Adjustment
District of Columbia
CASE NO.16941
EXHIBIT NO.13

NOTES AND COMPUTATIONS

ADDRESS: 1334 Fairmont Street, N.W. LOT(S): 37 SQUARE: 2861

Single Family Row Dwelling ZONED: R-4

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq. Ft.		2,377.56 (Existing)	
LOT WIDTH	18'		16.67 Sq. Ft. (Existing)	1.33' (Exist.) 7.40% (Exist.)
LOT OCCUPANCY (60%)		1,426.54 Sq. Ft.	1,365.75 Sq. Ft. (57.44%)	
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1		1 (Existing)	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/R		30'	
REAR YARD	20' min.		29.5'	
SIDE YARD	0' and 0'		0' and 0	
COURT, OPEN	6' min.		4'	2' 33.34%
COURT, CLOSED	N/A		N/A	