Government of the District of Columbia

OFFICE OF ZONING

441 4TH STREET N W
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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Richard S. Nero, Jr. RSN
Chief, Support Services

THRU: Jerrily R. Kress, FAIA
Director

DATE: September 16, 2002

RE: BZA Application No. 16948 (Perrins) 1830 S Street, N.W.

The applicant filed the above-cited application accompanied by a Zoning Administrator's letter seeking variance relief from subsection 2001.3, to permit construction of an addition upon an existing rear deck serving a single family dwelling. The existing development on the site is nonconforming as to side yard (section 405), rear yard (section 404), and lot occupancy (section 403) and floor area ratio (402). Accordingly, the OZ has amended the application to require variance relief from these area requirements in addition to the variance from subsection 2001.3.

BZA
Case No. 16948
Exhibit No. 15

Board of Zoning Adjustment
District of Columbia
CASE NO.16948
EXHIBIT NO.15

09/17/02 09:09 FAX 2024424871

NOTES AND COMPUTATIONS

ADDRESS: 1830 S Street, N.W. LOT(S): 116 SQUARE: 113

ZONED: ~~DCOD/R-5-B~~

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	N/P		1,012.0 Sq. Ft. (Existing)	
LOT WIDTH	N/P		23.0' (Existing)	
LOT OCCUPANCY (60%)		607.2 Sq. Ft.	Existing = 809.64 (80%) Add 188.6 874.46 Sq. Ft. (86.4%) 98.6%	397 # (38.6%) ~~267.26~~ Sq. Ft. (44.0%)
FLOOR AREA RATIO (1.8)		1,824.6 Sq. Ft.	House 2,858.24 Sq. Ft. Deck Enclosure 319.8 Total 3,178.04 Sq. Ft.	1,356.44 Sq. Ft. (74.46%)
PARKING SPACES			None	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	15.0'		0.5'	14.5' (96.66%)
SIDE YARD	0' and 8.0'		0' and 3.1'	4.9' (61.25%)
COURT, OPEN	None		None	
COURT, CLOSED	None		None	

9/17/02 (+VED) + 809.64 188.64 998.2 #

002

ZONE:

Lot Area = 230 X 440 = 1012 ft

60% = max. % of lot occupancy allowed

= 1012 X .6 = 607.2 ft

Existing = 230 X 35.2 = 809.6 ft

Existing % = 80%

Proposed Addition = 23.0 X 8.2 = 188.6

TOTAL = 809.6 + 188.6 = 998.2

= 98.6%

391 ft over allowed Sq Ft or 38.6% over