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

Building and Land Regulation Administration
Office of the Zoning Administrator

August 26, 2002

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Robert Kelly
Zoning Administrator

SUBJECT: Proposed Construction of an Addition to an Existing Single Family Dwelling located at premises 2901 29th Street, N.W., Lot(s) 16, in Square 2106, Zoned R-3

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

1. Special exception pursuant to Sections 223 and 405.9 to allow an addition to an existing single family dwelling in the R-3 Zone. (Section 3104.1)

2. Variance from Section 2503.2 to allow a deck addition which is below 4.0 in height to occupy the 4.0 feet minimum side yard setback required in the R-3 Zone. (Section 3103.2)

RK/GH/ee

BZA
Case No. 16956
Exhibit No. 6

Board of Zoning Adjustment
District of Columbia
CASE NO.16956
EXHIBIT NO.6

NOTES AND COMPUTATIONS

ADDRESS: 2901 29th Street, N.W. LOT(S): 16 SQUARE: 2106

ZONED: R-3

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	3,000 Sq. Ft.		2,746.0 Sq. Ft. (Existing)	
LOT WIDTH	30'		28.75' (Existing)	
LOT OCCUPANCY ~~(60%)~~ 40% RSW		1,647.6 Sq. Ft.	970.91 Sq. Ft. (35.36%)	
FLOOR AREA RATIO ()	N/A		N/A	
PARKING SPACES	1 space		1 space	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20' min.		25' Average	
SIDE YARD(HOUSE)	0' and 8'		0' and 4.0'	4.0' (50%)
COURT, OPEN	6.0'		6.0'	
DECK (SIDE YARD SETBACK	0' and 4.0'		0' and 0'	4.0' (100%)