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

Building and Land Regulation Administration
Office of the Zoning Administrator

October 28, 2002

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Robert W. Kelly
Zoning Administrator

SUBJECT: Proposed Construction of an Office/Retail Building with an Accessory Parking Garage located at premises 1430 K Street, N.W., Lot(s) 808 and 823, in Square 218, Zoned C-4

Review of plans for the proposed construction of a retail/office structure with accessory parking at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance from Section 774.1 the minimum rear yard setback requirements for a structure in the C-4 Zone. (Section 3103.2)

2. Variance from Section 774.1 the minimum allowable Floor area ratio for a structure in the C-4 Zone facing or abutting a street not less than 110 square feet in width. (Section 3103.2)

3. Special exception pursuant to Section 411.11 and 770.6(b) the minimum setback requirements for a roof structure to setback an equal distance from all sides of a structure as its height in the C-4 Zone. (Section 4104.1)

RWK/FO/ee

BZA
Case No. 16966
Exhibit No. 8

Board of Zoning Adjustment
District of Columbia
CASE NO.16966
EXHIBIT NO.8

NOTES AND COMPUTATIONS

ADDRESS: **1430 K Street, N.W.** LOT(S): **808 and 823** SQUARE: **218**

ZONED: **C-4**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
PENTHOUSE	Setback	18'-6" min.	South Side 6'-0"	12'-6" (67.56%)
LOT AREA	N/P		80'7,196.4 Sq. Ft.	
LOT OCCUPANCY (100%)		100%	100% (98%)	
FLOOR AREA RATIO ()		10.0	74,849.0 Sq. Ft.	2,885 Sq. Ft. (4%)
PARKING SPACES		N/A	36	
LOADING BERTHS		1 @ 30'	Platform 1 @ 100 Sq. Ft. Service Space @ 20'	
FRONT YARD	N/A			
REAR YARD	27.29'		16.23'	11.06'' (40.53%)
SIDE YARD	N/A			
COURT, OPEN	N/A			
COURT, CLOSED	N/A			