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

Building and Land Regulation Administration
Office of the Zoning Administrator

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November 20, 2002

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Robert W. Kelly
Zoning Administrator

SUBJECT: **Proposed Construction of a New Two Unit Flat to be located at premises 757 Park Road, N.W., Lot(s) 69, in Square** 2895, Zoned R-4

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

1. Variance from Section 2101.1 the schedule of requirements for parking spaces for a two unit flat in the R-4 Residential Zone. (Section 3103.2)

2. Variance from Section 404.1 the minimum rear yard setback requirements for a structure in the R-4 Residential Zone. (Section 3103.2)

3. Variance from Section 405.9 the required minimum depth of a side yard for a structure in the R-4 Residential Zone. (Section 3103.2)

RWK/GH/ee

BZA
Case No. 16976
Exhibit No. 7

Board of Zoning Adjustment
District of Columbia
CASE NO.16976
EXHIBIT NO. 7

NOTES AND COMPUTATIONS

ADDRESS: **757 Park Road, N.W.** LOT(S): **69** SQUARE: **2895**

ZONED: **R-4**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq. Ft.		2,228.0 Sq. Ft.	
LOT WIDTH	18'		28.915' Average	
LOT OCCUPANCY (60%)		1,336.8 Sq. Ft.	1,143.33 Sq. Ft. (51.32%)	
FLOOR AREA RATIO ()	N/A		N/A	
PARKING SPACES	9' x 9'' 1 space		0	1 space 9' x 9' (100%)
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20.0'		9.335' Average	10.665' (53.33%)
SIDE YARD	0' and 8'		0' and 4.0'	4.0' (50%)
COURT, OPEN	none		none	
COURT, CLOSED	none		none	