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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December 24, 2002

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Robert W. Kelly
Zoning Administrator

SUBJECT: Proposed Vocational/Technical School for 250 Students and 24 Staff/Teachers and a Child Development Center for 50 Children ages 2-5 years and 6 Staff at premises 700 Monroe Street, N.E., Lot(s) 827, in Square 3657, Zoned R-4

Review of plans for the proposed Vocational/Technical School for 250 Students and 24 Staff/Teachers and a Child Development Center for 50 Children ages 2-5 years and 6 staff at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Use Variance to establish a vocational/Technical School and a Variance to exceed the maximum number of individuals for a Child/Elderly Development Center in an R-4 Zone pursuant to Sections 330.5 and 330D respectively. (Section 3103.2)

2. Variance for parking from Section 2101.1` for a combined use Vocational/Technical School and a Child Development Center. (Section 3103.2)

RWK/FO/ee

BZA
Case No. 16985
Exhibit No. 6

Board of Zoning Adjustment
District of Columbia
CASE NO. 16985
EXHIBIT NO. 6

NOTES AND COMPUTATIONS

ADDRESS: **700 Monroe Street, N.E.** LOT(S): **827** SQUARE: **3657**

ZONED: **R-4**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq. Ft.	1,800 Sq. Ft.	18,570 Sq. Ft.	N/A
LOT WIDTH	18'	18'	Varies; 110', 147.8' and 150'	N/A
LOT OCCUPANCY (40%)	40%	40%	35%	N/A
FLOOR AREA RATIO ()	N/A		N/A	N/A
PARKING SPACES	43		1 handicap space 11 regular spaces	72%
LOADING BERTHS	N/A	N/A	N/A	N/A
FRONT YARD	N/A	N/A	N/A	N/A
REAR YARD	20'	20'	41.5' min.	N/A
SIDE YARD	none	8'	Varies from 0 to 13'	N/A
COURT, OPEN	N/A		N/A	
HEIGHT	40'	40'	Existing Conditions (see drawings)	No changes to be made