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

Building and Land Regulation Administration
Office of the Zoning Administrator

December 16, 2002

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Robert W. Kelly
Zoning Administrator

SUBJECT: **Proposed Rear Deck Addition to an Existing Non-conforming Two Unit Flat located at premises 1207 Clifton Street, N.W., Lot(s) 41, in Square 2865, Zoned R-4**

Review of plans for the proposed rear deck addition to an existing non-conforming 2 unit flat at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Special exception pursuant to Section 223.1, requirements for an addition to an existing non-conforming 2 unit flat (Section 2001.3), for required lot occupancy (Section 404.1) and for required area of closed court (Section 406.1) in the R-4 Residential Zone District. (Section 3104.1)

RWK/XM/ee

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BZA
Case No. 16987
Exhibit No. 6

Board of Zoning Adjustment
District of Columbia
CASE NO. 16987
EXHIBIT NO. 6

NOTES AND COMPUTATIONS

ADDRESS: 1207 Clifton Street, N.W. LOT(S): 41 SQUARE: 2865

2 Unit Flat ZONED: R-4

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq. Ft.		2,070 Sq. Ft.	
LOT WIDTH	18'		18'	
LOT OCCUPANCY (60%)		1,242 Sq. Ft.	Existing – 937 Sq. Ft. Addition – 378 Sq. Ft. 1,309 Sq. Ft. (63.24%)	67 Sq. (3.24%)
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1		Existing	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/R		30' (Building Restriction)	
REAR YARD	20' min.		0'	20' (100%)
SIDE YARD	0' and 0'		0' and 0'	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	Min. Width: 5' Min. Area: 350 Sq. Ft.		Width: 5' Area: 95 Sq. Ft.	Area: 255 Sq. Ft. (72.86%)