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

Building and Land Regulation Administration
Office of the Zoning Administrator

January 24, 2003

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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Robert W. Kelly
Zoning Administrator

SUBJECT: Proposed Rear Addition to an Existing Non-conforming Single Family Row Dwelling located at premises 1832 11th Street, N.W., Lot(s) 306 in Square 4, Zoned C-2-A

Review of plans for the proposed proposed addition to an existing non-conforming single family row dwelling at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance from Section 2001.3(a), (b) and (c) for addition to an existing non-conforming structure in the C-2-A Medium Density Commercial Zone District. (Section 3103.2)

2. Variance fro Section 406.1 for required minimum width and minimum area of a closed court of a structure in the C-2-A Medium Density Commercial Zone District. (Section 3103.2)

3. Variance from Section 772.1 for a maximum allowed lot occupancy for a residential structure in the C-2-A Medium Density Commercial District. (Section 3103.2)

4. Variance from Section 774.1 for minimum allowed rear yard setback for a structure in the C-2-A Medium Density Commercial District. (Section 3103.2)

RWK/XM/ee

Case No. 17006
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO. 17006
EXHIBIT NO. 3

NOTES AND COMPUTATIONS

ADDRESS: 1832 11th Street, N.W. LOT(S): 4 SQUARE: 306

Single Family Row Dwelling ZONED: C-2-A

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	N/A		1.141 Sq. Ft. (Existing)	
LOT WIDTH	N/A		12'	
LOT OCCUPANCY (60%)		685 Sq. Ft.	Exist. 852 Sq. Ft. Add. 240 Sq. Ft. Total 1,092 Sq. Ft.	407 Sq. Ft. (35.70%)
FLOOR AREA RATIO (2.5)		2,852.5 Sq. Ft.	1,944 Sq. Ft. (1.7)	
PARKING SPACES	1		1	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	15' min.		3'	12' (80%)
SIDE YARD	0' and 0'		0' and 0'	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	Width: 15' min. Area: 350 Sq. Ft.		Width: 3' Area: 24 Sq. Ft.	12' (80%) 326 Sq. Ft. (93%)