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

**Building and Land Regulation Administration**
**Office of the Zoning Administrator**

December 18, 2002

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**MEMORANDUM**

TO: Board of Zoning Adjustment

FROM: Robert W. Kelly
Zoning Administrator

SUBJECT: **Proposed Construction of a Church located at premises 901 Ingraham Street, N.W., Lot(s) 7, in Square 2998, Zoned R-3**

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 church in the R-3 Residential Zone. (Section 3103.2)

2. Variance from Section 403.2 the maximum allowed lot occupancy requirement for a church in the R-3 Residential Zone. (Section 3103.2)

3. Variance from Section 404.1 the minimum rear yard setback requirement for a structure in the R-3 Zone. (Section 3103.2)

4. Variance from Section 406.1 the minimum width of an open court requirement for a church in the R-3 Residential Zone. (Section 3103.2)

RWK/GH/ee

BZA
Case No. 17008
Exhibit No. 9



Board of Zoning Adjustment
District of Columbia
CASE NO. 17008
EXHIBIT NO. 9

02-1354-B

## NOTES AND COMPUTATIONS

ADDRESS: **901 Ingraham Street, N.W.** LOT(S): **7** SQUARE: **2998**

ZONED: **R-3**

| | REQUIRED | ALLOWED | PROVIDED | VARIANCE |
|---|---|---|---|---|
| .OT AREA | 4,000 Sq. Ft. | | 4,230.5 Sq. Ft. | |
| .OT WIDTH | 40' | | 59.34' Average | |
| .OT OCCUPANCY 60%) | | 2,538.3 Sq. Ft. | 3,660.12 Sq. Ft. (86.52%) | 1,121.82 Sq. Ft. (26.52%) |
| :LOOR AREA RATIO () | N/A | | N/A | |
| ?ARKING SPACES | 9' X 19' 22 spaces | | none | 9' x 19' 22 spaces (100%) |
| .OADING BERTHS | none | | none | |
| :RONT YARD | none | | none | |
| REAR YARD | 20.0' | | none | 20.0' (100%) |
| SIDE YARD | none | | none | |
| COURT, OPEN | 10.0' | | 3.5 and 7.5' | 6.5' (65%) and 2.5' (25%) |
| COURT, CLOSED | none | | none | |