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

Building and Land Regulation Administration
Office of the Zoning Administrator

March 28, 2003

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: **Proposed New 2 Unit Flat Row Structure located at premises 1627 Marion Street, N.W., Lot(s) 131in Square 444, Zoned R-4**

Review of plans for the proposed new 2 unit flat row structure at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Varianece from Section 401.3 for required minimum lot area and lot width of a proposed new 2 unit flat structure in the R-4 Residential District. (Section 3103.2)

2. Variance from Section 403.2 for maximum allowed lot occupancy of a proposed new 2 unit flat structure in the R-4 Residential District. (Section 3103.2))

3. Variance from Section 406.1 for required minimum width of open court of a new 2 unit flat row structure in the R-4 Residential Zone. (Section 3103.2)

fo/xm/ee

BZA
Case No. 17025
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO. 17025
EXHIBIT NO. 3

NOTES AND COMPUTATIONS

ADDRESS: **1627 Marion Street, N.W.** LOT(S): **131** SQUARE: **444**

2 Unit Flat ZONED: **R-4**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq. Ft.		1,552.27 Sq. Ft.	247.73 Sq. Ft. (13.76%)
LOT WIDTH	18'		17'	1' (5.6%)
LOT OCCUPANCY (60%)		931.36 Sq.	962 Sq. Ft. (61.97%)	30.64 Sq. Ft. (3.30%)
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1		1	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20' min.		26.31'	
SIDE YARD	0' and 0'		0' and '	
COURT, OPEN	6' min.		4'	2' (33.33%)
COURT, CLOSED	N/A		N/A	