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

Building and Land Regulation Administration
Office of the Zoning Administrator

April 15, 2003

RECEIVED
D.C. OFFICE OF ZONING
2003 MAY -8 AM 11: 50

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: **Proposed Addition to the Rear of a Structure located at premises 2124 Leroy Place, N.W., Lot(s) 22, in Square 2431, Zoned R-3**

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

1. Special Exception relief pursuant to Section 223.1 requirements for the addition to an existing structure for required lot occupancy (Section 403.2) and for a non-conforming penthouse (Section 411.11) in the R-3 Residential Zone. (Section 3104.1)

Fo/ee

BZA
Case No. 17032
Exhibit No. 2

Board of Zoning Adjustment
District of Columbia
CASE NO. 17032
EXHIBIT NO. 2

NOTES AND COMPUTATIONS

ADDRESS: **2124 Leroy Place, N.W.** LOT(S): **22** SQUARE: **2531**

ZONED: **R-3**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	2,000 Sq. Ft.		2,096 Sq. Ft.	
LOT WIDTH	20'		25'	
LOT OCCUPANCY (60%)		1,258 Sq. Ft.	1,347 Sq. Ft. (64%)	89 Sq. Ft. (4%)
FLOOR AREA RATIO ()	N/A		N/A	
PARKING SPACES	N/A		N/A	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20'		21.16' (minimum)	
SIDE YARD	N/A		N/A	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	