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

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



D.C. BOARD OF ZONING
2003 APR 13 PM 12: 23

April 7, 2003

**MEMORANDUM**

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch FAYE. O.

SUBJECT: **Proposed Addition to an Existing Non-conforming Single Family Dwelling located at premises 1247 35th Street, N.W., Lot(s) 73 in Square 1221, Zoned R-3**

Review of plans for the proposed 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 for an addition to an existing non-conforming single family dwelling of Section 2001.3 in the R-3 Residential Zone District. (Section 3104.1)

Fo/xm/ee

**BZA**
**Case No.** 17036
**Exhibit No.** 6



Board of Zoning Adjustment
District of Columbia
CASE NO. 17036
EXHIBIT NO. 6

## NOTES AND COMPUTATIONS

ADDRESS: 1247 35th Street, N.W. LOT(S): 73 SQUARE: 1221

Single Family Row Dwelling ZONED: R-3

| | REQUIRED | ALLOWED | PROVIDED | VARIANCE |
|---|---|---|---|---|
| LOT AREA | 1,800 Sq. Ft. | | 575.75 Sq. Ft. (Existing) | 1,224.25 Sq. Ft. (Existing) - (68.00%) (Existing) |
| LOT WIDTH | 18' | | 11.75' (Existing) | 6.25' (34.72%) Existing |
| LOT OCCUPANCY (60%) | | 345.45 Sq. Ft. | 381.88 Sq. Ft. (66.33%) | 36.43 Sq. Ft. (Existing) (6.63%) |
| FLOOR AREA RATIO () | | N/A | N/A | |
| PARKING SPACES | 1 | | 1 (Existing) | |
| LOADING BERTHS | N/A | | N/A | |
| FRONT YARD | N/A | | N/A | |
| REAR YARD | 20' min. | | 16.5' (Existing) | 3.5' (Exist.) - 17.5% (Existing) |
| SIDE YARD | 0' and 0' | | 0' and 0' | |
| COURT, OPEN | N/A | | N/A | |
| COURT, CLOSED | N/A | | N/A | |