**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

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**MEMORANDUM**

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: **Proposed Addition to a Detached Single Family Dwelling located at premises 3920 Ingomar Street, N.W., Lot(s) 910 in Square 1754, Zoned R-1-B**

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 under the provisions of Section 223.1 to allow an addition to a detached single family dwelling that does not comply with the rear yard requirements of Section 404.1 of the R-1-B Zone. (Section 3104.1)

Fo/xm/ee

**BZA**
**Case No.** 17041
**Exhibit No.** 6



Board of Zoning Adjustment
District of Columbia
CASE NO. 17041
EXHIBIT NO. 6

# NOTES AND COMPUTATIONS

ADDRESS: **3920 Ingomar Street, N.W.** LOT(S): **910** SQUARE: **1754**

ZONED: **R-1-B**

| | REQUIRED | ALLOWED | PROVIDED | VARIANCE |
|---|---|---|---|---|
| LOT AREA | 5,000 Sq. Ft. | | 5,140.8 Sq. Ft. | |
| LOT WIDTH | 50' | | 60' | |
| LOT OCCUPANCY (40%) | | 2,056.32 Sq. Ft. | 1,285.44 Sq. Ft. | |
| FLOOR AREA RATIO () | N/A | | | |
| PARKING SPACES | 1 | | 1 | |
| LOADING BERTHS | N/A | | | |
| FRONT YARD | N/P | | 27' | |
| REAR YARD | 25' | | 14.58' | 9.84' (39%) |
| SIDE YARD | 8' x 8' | | 16' x 15.5' | |
| COURT, OPEN | N/A | | N/A | |
| COURT, CLOSED | N/A | | N/A | |