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

Building and Land Regulation Administration
Office of the Zoning Administrator

July 9, 2002

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Toye Bello, Chief
Zoning Review Branch

SUBJECT: Proposed Construction of Two Semi-Detached and One Single Family Row Dwellings located at premises 1340 -1342 and 1342½ Street, N.W., Lot(s) 46 (per sub), in Square 2796, Zoned SSH/R-1-B

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 201.1(a) to allow the construction of two semi-detached and one row single family dwelling in the SSH/R-1-B Zone. (Section 3103.2)

2. Variance from Section 401.3 the minimum lot width and lot area requirements for single family dwellings in the SSH/R-1-B Zone. (Section 3103.2)

3. Variance from Section 405.9 the minimum side yard setback requirements for single family dwellings in the SSH/R-1-B Zone. (Section 3103.2)

TB/GH/ee

BZA
Case No. 17059
Exhibit No. 6

Board of Zoning Adjustment
District of Columbia
CASE NO. 17059
EXHIBIT NO. 6

NOTES AND COMPUTATIONS

ADDRESS: **1340 Montague Street, N.W.** LOT(S): **46 (Per Sub)** SQUARE: **2796**

ZONED: **SSH/R-1-B**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	5,000 Sq. Ft.		3,973.68 Sq. Ft.	1,026.32 Sq. Ft. (20.5%
LOT WIDTH	50'		29.9'	20.1' (40.2%)
LOT OCCUPANCY (40%)		1,589.47 Sq. Ft.	1,020.0 Sq. Ft. (25.67%)	
FLOOR AREA RATIO ()	N/A			
PARKING SPACES	1 space (9'x19')		Access Garage 2 spaces (9'x19') each	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	25.0'		50.0'	
SIDE YARD	8' and 8'		0' and 8'	8.0' (100%)
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	

NOTES AND COMPUTATIONS

ADDRESS: **1342 Montague Street, N.W.** LOT(S): **46 (Per Sub)** SQUARE: **2796**

Unit # 2 ZONED: **SSH/R-1-B**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	5,000 Sq. Ft.		2,650.0 Sq. Ft.	2,350 Sq. Ft. (47.0%)
LOT WIDTH	50'		20.0'	30.0' (60%)
LOT OCCUPANCY (40%)		1,060.0 Sq. Ft.	912.0 Sq. Ft. (34.42%)	
FLOOR AREA RATIO ()	N/A		N/A	
PARKING SPACES	1 space (9'x19')		1 space (9'x19') Accessory Garage	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	25.0'		50'	
SIDE YARD	8' and 8'		0' and 0'	8' and 8' (100%)
COURT, OPEN	6.0'		6.0'	
COURT, CLOSED	N/A		N/A	

NOTES AND COMPUTATIONS

ADDRESS: **1342½ Montague Street, N.W.** LOT(S): **46 (Per Sub)** SQUARE: **2796**

Unit # 3 ZONED: **SSH/R-1-B**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	5,000 Sq. Ft.		3,973.68 Sq. Ft.	1,026.32 Sq. Ft. (20.5%)
LOT WIDTH	50.0'		29.9'	20.1' (40.2%)
LOT OCCUPANCY (40%)		1,589.47 Sq. Ft.	1,020.0 Sq. Ft. (25.67%)	
FLOOR AREA RATIO ()	N/A			
PARKING SPACES	1 space (9'x19')		2 spaces 9'x19' each (Accessory Garage)	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	25.0'		50.0'	
SIDE YARD	8' and 8'		0' and 8'	8.0' (100%)
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	