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

Building and Land Regulation Administration
Office of the Zoning Administrator

July 16, 2003

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: Proposed Construction of an Addition to an Existing Non-conforming Structure located at premises 2708 P Street, N.W., Lot(s) 2, in Square 1261, Zoned R-3

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

1. Special Exception relief from Section 223.1 to allow establishment of a non-conforming lot occupancy pursuant to Section 403.2 for a single family dwelling in the R-3 Zone. (Section 3104.1)

Fo/as/ee

BZA
Case No. 17061
Exhibit No. 6

941 North Capitol Street, N.E., Suite 2000 Washington, DC 20002 Phone: (202) 442-4576 Fax: (202) 442-4871

Board of Zoning Adjustment
District of Columbia
CASE NO. 17061
EXHIBIT NO. 6

NOTES AND COMPUTATIONS

ADDRESS: **2708 P Street, N.W.** LOT(S): **2** SQUARE: **1261**

ZONED: **R-3**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	3,000 Sq. Ft.		2,484 Sq. Ft.	
LOT WIDTH	30'		27'	
LOT OCCUPANCY (40%)		993.6 Sq. Ft.	1,150 Sq. Ft. (46.3%)	156.4 Sq. Ft. (6.3%)
FLOOR AREA RATIO ()	N/A			
PARKING SPACES	Existing			
LOADING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD	20'		29.09'	
SIDE YARD	N/A			
COURT, OPEN	6'		9.33'	
COURT, CLOSED	N/A			