In light of the "building area" definition, the area of the proposed second-floor balcony is included in the following building area calculation:

Structure/Projection	Floor Area
Existing dwelling [1]	1,328 s.f.
Kitchen extension (to be demolished)	-(136 s.f.)
Garage	409 s.f.
Two-story addition	195 s.f.
2nd Floor balcony [2]	77 s.f.
TOTAL	1,873 s.f.

44 s.f. (-33) + 1840 s.f. = 69.38
1856.4 = 70%

The property is also subject to the following provisions:

Standard	R-4 Requirement	Existing	Proposed	Required Relief
Lot Area	1,800 s.f. [3]	2,652 s.f. [1]	Same	N/A
Lot Width	18 feet	19.5 feet	Same	N/A
Floor Area	N/A	2,929 s.f. [1]	1,873 s.f. [2] / 1840 s.f.	N/A
Floor Area Ratio	N/A	--	--	N/A
Height	40 feet	< 40 feet	< 40 feet	N/A
Lot Occupancy (max.)	60 %	65%	71% [4] / 69.38%	Variance/SE
Rear Yard	20 feet	59 feet [5]	59 feet	N/A
Side Yard	8 feet	0 feet	0 feet	Variance/SE
Parking (on-site)	1 space	2 spaces [6]	2 spaces	N/A

This review indicates that the request generally meets zoning requirements, however relief is required from the 60% lot occupancy limitation because the expanded dwelling would occupy 71% of the site, and the side yard setback requirement because the addition would have no side yard along the eastern property boundary.

ANALYSIS

Section 3104.1 grants the Board of Zoning Appeals (BZA) the authority "to grant special exceptions where in the judgment of the Board, those special exceptions will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps." The referenced special exception, to allow a semi-detached flat in R-4 to exceed

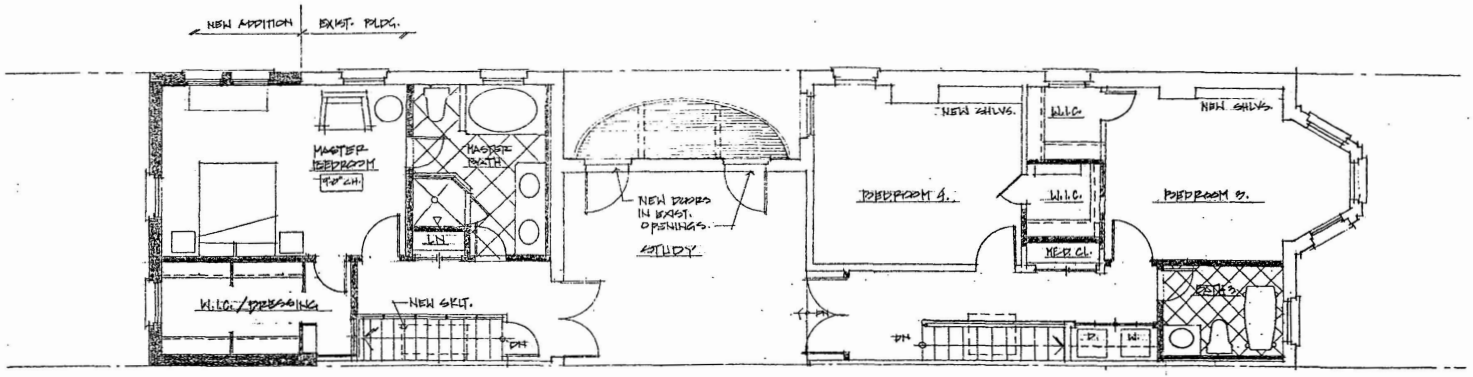
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[1] D.C. Land Records
[2] Revised architectural plans submitted to Jerrily R. Kress, Director, Office of Zoning dated October 14, 2003
[3] Minimum lot area for a row dwelling or flat
[4] Result reflects above-referenced building area
[5] D.C. Surveyor's Plat dated August 27, 2001 (edited)
[6] Based on the existing two-vehicle garage

BZA
Case No. 17068
Exhibit No. 33

Board of Zoning Adjustment
District of Columbia
CASE NO. 17068
EXHIBIT NO. 33

EXISTING WALL
NEW WALL



2. SECOND FLOOR PLAN
1/4" = 1'-0"

Zoning Review Branch
Zoning Division
Ada Shifflett
1/22/07

2.3	Proposed Second Floor Plan		Addition and Renovation of TAKAMURA RESIDENCE 622 A Street, N. . Washington, DC 20002	plan Z architects 3405 Greenway, Suite 104 Baltimore, MD 21218-2640 T: (443) 850-4963 F: (410) 235-4529 email: frumiga@plan2architects.com