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

Building and Land Regulation Administration
Office of the Zoning Administrator

July 31, 2003

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: Proposed Rear Attached Garage with Roof Deck Addition to an Existing Non-conforming Single Family Dwelling Row Structure located at premises 1366 Quincy Street, N.W., Lot(s) 25, in Square 2826, Zoned R-4

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

1. Variance from Section 2001.3(a) and (b) for a proposed addition to an existing non-conforming single family dwelling row structure in the R-4 Residential Zone District. (Section 3103.2)

2. Variance from Section 223.3 the maximum allowed lot occupancy for addition to an existing non-conforming single family dwelling row structure in the R-4 Residential Zone District. (Section 3103.2)

3. Variance from Section 406.1 the required minimum width and area of closed court for an existing single family dwelling row structure in the R-4 Residential Zone District. (Section 3103.2)

4. Variance from Section 404.1 the required minimum rear yard for a single family dwelling in the R-4 Residential Zone District. (Section 3103.2)

BZA
Case No. 17087
Exhibit No. 6

Fo/xm/ee

Board of Zoning Adjustment
District of Columbia
CASE NO. 17087
EXHIBIT NO. 6

NOTES AND COMPUTATIONS

ADDRESS: **1366 Quincy Street, N.W.** LOT(S): **25** SQUARE: **2826**

Single Family Dwelling - Row ZONED: **R-4**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq. Ft.		1,709 Sq. Ft.	9' Sq. Ft. (Exist) - 5.10% (Exist.)
LOT WIDTH	18'		17.09'	0.91' (Exist.) – 5.10% (Exist.)
LOT OCCUPANCY (60%)		1,025.4 Sq. Ft.	Exist. 1,051 Sq. Ft. Add. 375 Sq. Ft. (83.50% Total 1,426 Sq. Ft.	401.6 Sq. Ft. (23.50%)
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1		1 (New Attached Garage)	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		15' (BRL)	
REAR YARD	20' min.		2'	18' (90%)
SIDE YARD	N/A		N/A	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	Width – 5' Area – 350 Sq. Ft.		Width – 4.59' Area – 112.46 Sq. Ft.	.41' (8%) 237.54 Sq. Ft. (67.87%