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 Free Standing Garage with a Roof Deck Addition to an Existing Non-conforming Apartment Building located at premises 2116 O Street, N.W., Lot(s) 146, in Square 69, Zoned DCOD/R-5-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. Variance from Section 2001.3 (a), (b) and (c) for an addition to an existing non-conforming structure in the DCOD/R-5-B Residential Zone District. (Section 3103.2)

2. Variance from Section 2300.2(b) the minimum required setback from center of adjacent alley for an accessory garage in the DCOD/R-5-B Residential Zone District. (Section 3103.2)

fo/xm/ee

BZA
Case No. 17090
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. 17090
EXHIBIT NO. 6

NOTES AND COMPUTATIONS

ADDRESS: **2116 0 Street, N.W.** LOT(S): **146** SQUARE: **69**

ZONED: **DCOD/R-5-B**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	N/P		2,090 Sq.Ft.	
LOT WIDTH	N/P		20'	
LOT OCCUPANCY (60%)		1,254 Sq. Ft.	Exist. 1,350.8 Sq. Ft. Add. 393.8 Sq. Ft. Total 1,744.6 Sq. Ft. (83.47%)	490.6 Sq. Ft. (23.47%)
FLOOR AREA RATIO (1.8)		3,762 Sq. Ft.	Exist. 4,052.4 Sq. Ft. Add. 393.8 Sq. Ft. Total 4,446.2 Sq.Ft.	684.2 Sq.Ft.
PARKING SPACES	2		2 (* New Garage)	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	15' min.		33.6'	
SIDE YARD	N/A		4.75' (Existing)	1.25' (Exist.) (20.83%)
COURT, OPEN	N/A		N/A	
GARAGE,* ACCESSORY FROM CENTER OF	12' min.		5'	7' ((58.33%)