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

Building and Land Regulation Administration
Office of the Zoning Administrator

August 19, 2003

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: Proposed Addition to an Existing Non-conforming Single Family Dwelling Row Structure located at premises 1302 Allison Street, N.E., Lot(s) 19, in Square 3978, Zoned R-2

Review of plans for the proposed addition to an existing non-conforming single family dwelling row structure 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-2 Residential Zone District. (Section 3103.2)

2. Variance from Section 223.3 the maximum allowed lot occupancy for a single family dwelling structure in the R-2 Residential Zone District. (Section 3103.2)

fo/xm/ee

BZA
Case No. 17096
Exhibit No. 6

Board of Zoning Adjustment
District of Columbia
CASE NO. 17096
EXHIBIT NO. 6

NOTES AND COMPUTATIONS

ADDRESS: **1302 Allison Street, N.E.** LOT(S): **19** SQUARE: **3978**

Single Family Dwelling - Row ZONED: **R-2**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	4,000 Sq. Ft.		2,154 Sq. Ft. (Existing)	1,846 Sq. Ft. - 46.15% (Existing)
LOT WIDTH	40'		18' (Existing)	22' (Existing) 55% (Existing)
LOT OCCUPANCY (40%)		861.6 Sq. Ft.	Existing 846.0 Sq. Ft. Add. 342.0 Sq. Ft. (55.15%)	326.5 Sq. Ft. (15.15%)
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1		1 (Existing)	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		15'	
REAR YARD	20' min.		37.69'	
SIDE YARD	8' and 0'		0' and 0' (Existing)	8' (Existing) (100%) Existing
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	