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

Building and Land Regulation Administration
Office of the Zoning Administrator

October 7, 2003

2003 OCT 21 PM 3:43 D.C. ZONING COMMISSION

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: **Proposed Construction of Two Semi-detached Single Family Dwellings and Two Single Family Row Dwellings located at premises 3645 thru 3651 Alabama Avenue, S.E., Lot(s) 63-66, in Square 5671, Zoned R-5-A**

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

1. Variance relief from Section 3130.3 for time limits on board action for a previously approved case #12147 decisions date 9/28/76 for single family dwellings in the R-5-A Zone. (Section 3103.2)

2. Variance relief from Section 402.4 for floor area ration for single family dwellings in the R-5-A Zone. (Section 3103.2)

Fo/ee

BZA
Case No. 17104
Exhibit No. 6

Board of Zoning Adjustment
District of Columbia
CASE NO. 17104
EXHIBIT NO. 6

NOTES AND COMPUTATIONS

ADDRESS: **3649 Alabama Avenue, S.E.** LOT(S): **64** SQUARE: **5671**

ZONED: **R-5-A**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	BZA		2,052 Sq. Ft.	
LOT WIDTH	BZA		19.75 Sq. Ft.	
LOT OCCUPANCY (40%)		820.8 Sq. Ft.	650 Sq. Ft. (31.7%)	
FLOOR AREA RATIO (0.9)		1,846.8 Sq. Ft.	1,950 Sq. Ft. (0.95)	103 Sq. Ft. (5%)
PARKING SPACES	1		1	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		32' (+)	
REAR YARD	20'		39' (+)	
SIDE YARD	N/A		N/A	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	

BZA
Case No.
Exhibit No.

D.C. OFFICE OF ZONING RECEIVED
2003 OCT 24 PM 3:43

NOTES AND COMPUTATIONS

ADDRESS: **3647 Alabama Avenue, S.E.** LOT(S): **65** SQUARE: **5671**

ZONED: **R-5-A**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	BZA		1,942 Sq. Ft.	
LOT WIDTH	BZA		19.97 Sq. Ft.	
LOT OCCUPANCY (40%)		776.8 Sq. Ft.	650 Sq. Ft. (33.5%)	
FLOOR AREA RATIO (0.9)		1,747.8 Sq. Ft.	1,950 Sq. Ft. (1.0)	202 Sq. Ft. (10%)
PARKING SPACES	1		1	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		32' (+)	
REAR YARD	20'		32.95'(+)	
SIDE YARD	N/A		N/A	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	