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

Building and Land Regulation Administration
Office of the Zoning Administrator

October 1, 2003

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: **Proposed New Construction of a Single Family Dwelling located at premises 6025 North Dakota Avenue, N.W., Lot(s) 11 in Square 3377, Zoned R-1-B**

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

1. Variance relief from Section 401.1 for non-conforming lot area, Section 404.1 for non-conforming rear yard and Section 405.9 for non-conforming side yard requirements for a single family dwelling in the R-1-B Zone. (Section 3103.2)

2. Variance relief from Section 2101.1 for off-street parking for a single family dwelling in the R-1-B Zone. (Section 3103.2)

Fo/ee

BZA
Case No. 17106
Exhibit No. 5

Board of Zoning Adjustment
District of Columbia
CASE NO. 17106
EXHIBIT NO. 5

NOTES AND COMPUTATIONS

ADDRESS: **6025 North Dakota Avenue, N.W.** LOT(S): **11** SQUARE: **3377**

ZONED: **R-1-B**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	5,000 Sq. Ft.		3,977 Sq. Ft.	1,023 Sq. Ft. (20.46%)
LOT WIDTH	50'		93.13'	
LOT OCCUPANCY (40%)		1,590 Sq. Ft.	1,334 Sq. Ft. (33.5%)	
FLOOR AREA RATIO ()	N/A	N/A	N/A	
PARKING SPACES	171 Sq. Ft.		999 Sq. Ft. within Lot Lines 72 Sq. Ft. within Public Space	72 Sq. Ft. (42%)
LOADING BERTHS				
FRONT YARD	N/A		N/A	
REAR YARD	25'		12' (Mean)	340 Sq. Ft. (52%)
SIDE YARD	8' each		4' (Mean)	310 Sq. Ft. (50%)
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	