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

Building and Land Regulation Administration
Office of the Zoning Administrator

October 20, 2003

Mary O. Short Davis
442-6744

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

Russell Brown
442-6696

SUBJECT: Proposed Rear Addition to an Existing Single Family Row Dwelling located at premises 1029 Cecil Place, N.W., Lot(s) 90, in Square 1188, Zoned W-1

Review of plans for the proposed rear addition to an existing single family row structure at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance relief from Sections 992.1 for the maximum lot occupancy allowed for an addition to an existing single family dwelling row structure in the W-1 waterfront low density mixed-use district (Section 3103.2)

2. Variance relief from Sections 993.2 for the minimum rear yard setback for an addition to an existing single family dwelling row structure in the W-1 waterfront low density mixed-use district (Section 3103.2)

fo/xm/fo

BZA
Case No. 17120
Exhibit No. 6

Board of Zoning Adjustment
District of Columbia
CASE NO. 17120
EXHIBIT NO. 6

NOTES AND COMPUTATIONS

ADDRESS: **1029 Cecil Place, N.W.** LOT(S): **90** SQUARE: **1188**

ZONED: **W-1**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	N/R		554 Sq. Ft. (Exist.)	
LOT WIDTH	N/R		12.25 Ft. (Exist.)	
LOT OCCUPANCY (80%)		443.20 Sq. Ft. (80%)	Exist. 350.27 Sq. Ft. Add. 203.73 Sq. Ft. Total 554 Sq. Ft. (100%)	110.8 Sq. Ft. (20%)
FLOOR AREA RATIO (2.5)		1,385 Sq. Ft. (2.50)	1,400.94 Sq. Ft. (2.50)	
PARKING SPACES	1		1 (Exist.)	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		0	
REAR YARD	Min. 12 Ft.		0	12 Ft. (100%)
SIDE YARD	N/A		N/A	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	