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

Building and Land Regulation Administration
Office of the Zoning Administrator

October 2, 2003

RECEIVED
D.C. OFFICE OF ZONING
2003 DEC 16 PM 3:16

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: **Proposed Construction of Two New Semi-detached Single Family Dwelling Units located at premises 3139 and 3143 Westover Drive, S.E., Lot(s) 70 and 71, in Square 5664, Zoned R-1-B**

Review of plans for the proposed two new semi-detached single family dwelling units 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 requirement for a single family dwelling in the R-1-B Zone. (Section 3103.2)

Fo/ee

PERSONALLY SERVED THIS ____ DAY OF ____, 19__
AT ____ ON ____
BY ____

REGULATORY AFFAIRS
REGULATION DIVISION

BZA
Case No. 17123
Exhibit No. 2

Board of Zoning Adjustment
District of Columbia
CASE NO. 17123
EXHIBIT NO. 2

NOTES AND COMPUTATIONS

ADDRESS: **3139 and 3143 Westover Drive, S.E.** LOT(S): **71, 70** SQUARE: **5664**

ZONED: **R-1-B**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	5,000 Sq. Ft.		4,256 Sq. Ft.	744 Sq. Ft. (15%)
LOT WIDTH	50'		A= 100.14'	
LOT OCCUPANCY (40%)		1,702.4 Sq. Ft.	994 Sq. Ft. (23.3%)	
FLOOR AREA RATIO ()	N/A		N/A	
PARKING SPACES	1		1	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	25'		29' (Mean)	
SIDE YARD	8' each		9.5' and 8.5'	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	