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

Building and Land Regulation Administration
Office of the Zoning Administrator

January 6, 2004

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: **Proposed Addition Seating Capacity to an Existing Restaurant from 140 seats to 196 seats located at premises 7331 Georgia Avenue, N.W., Lot(s) 40, in Square 2964, Zoned C-2-A**

Review of plans for the proposed additional seating capacity to an existing restaurant at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance from Section 771.2, the maximum allowed floor area ratio for retail/restaurant in the C-2-A Commercial Use District. (Section 3103.2)

2. Variance from Section 2101.1, the required numbers of parking spaces for retail/restaurant in the C-2-A Commercial Use District. (Section 3103.2)

Fo/xm/ee

BZA
Case No. 17133
Exhibit No. 6

941 North Capitol Street, N.E., Suite 2000 Washington, DC 20002 Phone: (202) 442-4576 Fax: (202) 442-4871

Board of Zoning Adjustment
District of Columbia
CASE NO. 17133
EXHIBIT NO. 6

NOTES AND COMPUTATIONS

ADDRESS: **7331 Georgia Avenue, N.W.** LOT(S): **40** SQUARE: **2964**

Restaurant (140 seats) to 196 seats

ZONED: **C-2-A**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	N/R		1,599 Sq. Ft. (Existing)	
LOT WIDTH	N/R		Existing	
LOT OCCUPANCY (100%)		1,599 Sq. Ft.	1,456 Sq. Ft. (91%)	
FLOOR AREA RATIO ()		2,398.5 Sq. Ft. (Max. 1.5)	Exist. 2,396 Sq. Ft. Add. 1,365 Sq. Ft. Total 3,761 Sq. Ft. (2.3)	1,362.5 Sq. Ft. (56.80%)
PARKING SPACES	2		0	2 spaces (100%)
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	N/R		Existing	
SIDE YARD	N/R		Existing	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	