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

Building and Land Regulation Administration
Office of the Zoning Administrator

November 20, 2003

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D.C. OFFICE OF ZONING
2003 JAN 13 PM 2:05

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: **Proposed Addition to a Porch Enclosure and Addition to an Existing Non-conforming Structure located at premises 163 Adams Street, N.W., Lot(s) 15, in Square 3125, Zoned R-4**

Review of plans for the proposed porch enclosure and addition to an existing non-conforming structure at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance relief from Sections 2001.3 and 403.2 to allow an addition and enclosure of an existing non-conforming porch in an R-4 Residential Zone. (Section 3103.2)

2. Variance relief from Section 404.1, for the minimum required rear yard setback of a single family row dwelling in an R-3 Zone. (Section 3103.2)

Fo/ee

17134
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Board of Zoning Adjustment
District of Columbia
CASE NO. 17134
EXHIBIT NO. 2

NOTES AND COMPUTATIONS

ADDRESS: **163 Adams Street, N.W.** LOT(S): **15** SQUARE: **3125**

ZONED: **R-4**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq. Ft.		1,185 Sq. Ft.	615 Sq. Ft. (Existing)
LOT WIDTH	18'		20.54'	
LOT OCCUPANCY (60%)		711 Sq. Ft.	Existing: 808.7 Sq. Ft. Addition: 79.28 Sq. Ft. Total 887.98 Sq. Ft. (74.9%)	176.98 Sq. Ft. (14.9%)
FLOOR AREA RATIO ()	N/A		N/A	
PARKING SPACES	Existing		Existing	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20'		14.36'	5.65' (28.25%)
SIDE YARD	N/A		N/A	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	

Side 2

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on Form 135. All certification forms must be completely filled out (front **and** back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of paper to complete this form.

2. Complete one self-certification form for each application filed. Present this form with the Form 120 Application to the Office of Zoning, 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	1185 SF	—	—	1185 SF	
Lot Width (ft. to the tenth)	20.54'	—	—	20.54	
Lot Occupancy (building area/lot area)	60%		60%	72%	12%
Floor Area Ratio (FAR) (floor area/lot area)	None	—	—	—	—
Parking Spaces (number)	Street only	—	—	—	—
Loading Berths (number and size in ft.)	NA	—	—	—	—
Front Yard (ft. to the tenth)	None Property Line Aligns with Front building wall 20.34' from front wall to sidewalk				
Rear Yard (ft. to the tenth)	20'-6"	20'-0"	—	13'-0" (porch occupancy)	
Side Yard (ft. to the tenth)	None	—	—	—	—
Court, Open (width by depth in ft.)	None	—	—	—	—
Court, Closed (width by depth in ft.)	None	—	—	—	—
Height (ft. to the tenth)	26'-0	—	40'-0	20'-0"	