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

Building and Land Regulation Administration
Office of the Zoning Administrator

February 10, 2004

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: **Proposed Addition to an Existing Church Office Use, Sunday School and Before and After Care (Child Development Center located at premises 710 Randolph Place, N.W., Lot(s) 823 Per Sub, in Square 3131, Zoned R-4**

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

1. Variance from Section 2001.3 (a, b and c) to allow an addition to an existing non-conforming structure located in the R-4 Zone. (Section 3103.2)

2. Variance from Section 403.2 the maximum allowed lot occupancy requirement for a structure located in the R-4 Zone. (Section 3103.2)

3. Variance from Section 400.1 the maximum allowed number of stories for a structure located in the R-4 Zone. (Section 3103.2)

Fo/gh/ee

BZA
Case No. 17150
Exhibit No. 1

Board of Zoning Adjustment
District of Columbia
CASE NO. 17150
EXHIBIT NO. 1

NOTES AND COMPUTATIONS

ADDRESS: **710 Randolph Place, N.W.** LOT(S): **823 (Per Sub)** SQUARE: **3131**

ZONED: **R-4**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	N/A		12,961.0 Sq. Ft.	
LOT WIDTH	N/A			
LOT OCCUPANCY (60%)		7,776.6 Sq. Ft.	Exist. 9,341.01 Sq. Ft. Add. 2,680.0 Sq. Ft. Total 12,021.01 Sq. Ft. (92.75%)	4,244.41 Sq. Ft. (54.58%)
FLOOR AREA RATIO ()	N/A		N/A	
PARKING SPACES	1 space for each 4 teachers		None	100% (Existing)
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20.0'		0'	100% (Existing)
SIDE YARD	None		None	
COURT, OPEN	10' min.		15.0'	
NUMBER OF STORIES AND HEIGHT		3 Stories 60.0'	4 Stories 49.0'	1 Story (33.33%)