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

Building and Land Regulation Administration
Office of the Zoning Administrator

February 2, 2004

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: **Proposed Addition to an Existing Non-conforming Single Family Row Dwelling Structure located at premises 423 12th Street. S.E., Lot(s) 62, in Square 992, Zoned R-4**

D.C. OFFICE OF ZONING
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Review of plans for the proposed addition to an existing non-conforming single family row dwelling structure at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Special exception from Section 223.1 for an addition to an existing non-conforming single family row dwelling structure in the R-4 Residential Zone District. (Section 3104.1)

Fo/xm/ee

BZA
Case No. 17157
Exhibit No. 6

Board of Zoning Adjustment
District of Columbia
CASE NO. 17157
EXHIBIT NO. 6

NOTES AND COMPUTATIONS

ADDRESS: **423 12th Street, S.E..** LOT(S): **62** SQUARE: **992**

ZONED: **R-4**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq. Ft.		827.45 Sq. Ft. (Existing)	972.55 Sq. Ft. (Existing) - 54.0% (Existing)
LOT WIDTH	18'		12.73' (Existing)	5.27' (Existing) - 29.00% (Existing)
LOT OCCUPANCY (60%)		496.47 Sq. Ft.	548.66 Sq. Ft. (66.40%)	52.19 Sq. Ft. (Existing) - 6.40% (Existing)
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1		Existing	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20' min.		21.9'	
SIDE YARD	0' and 0'		0' and 0'	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	