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

Building and Land Regulation Administration
Office of the Zoning Administrator

February 23, 2004

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: **Proposed Addition to an Existing Non-conforming Single Family Dwelling Row Structure located at premises 1557 33rd Street, N.W., Lot(s) 872, in Square 1272, Zoned R-3**

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

1. Special exception from Section 2001.3 (a) and (b) for addition to an existing non-conforming single family dwelling row structure in the R-3 Residential Zone District. (Section 3104.1)

2. Special exception from Section 403.2 the maximum allowed lot occupancy for a single family dwelling row structure in the R-3 Residential Zone District. (Section 3104.1)

3. Variance from Section 404.1 the minimum required rear yard setback for a single family dwelling row structure in the R-3 Residential Zone District. (Section 3103.2)

4. Special exception from Section 223.1 the minimum required width and area of a closed court for a single family dwelling row structure in the Residential Zone District. (Section 3104.1)

Fo/xm/ee

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17162
EXHIBIT NO. 2

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NOTES AND COMPUTATIONS

ADDRESS: **1557 33rd Street, N.W.** LOT(S): **872** SQUARE: **1272**

SFD - Row ZONED: **R-3**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	2,000 Sq. Ft.		2,072 Sq. Ft.	
LOT WIDTH	20'		16' (Existing)	4' (Existing) 20% (Existing)
LOT OCCUPANCY (60%)		1,243 Sq. Ft.	Existing: 1,292.76 Sq. Ft. Addition: 156.12 Sq. Ft. Total 1448.88 Sq. Ft. (69.9%)	205.8 Sq. Ft. (9.93%%)
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1		2 (Existing Garage)_	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20' min.		0'	20' (100%)
SIDE YARD	0' and 0'		0' and 0'	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	Width 15' Area 350 Sq. Ft.		Width 11.5' Area 345 Sq. Ft.	3.5' (23.30%) 5 Sq. Ft. (1.4%)