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

Building and Land Regulation Administration
Office of the Zoning Administrator

March 2, 2004

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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: **Proposed Enclosure of an Existing Patio Slab to a Sunroom at an Existing Non-conforming Single Family Dwelling locate at premises 6520 8th Street, N.W., Lot(s) 100, in Square 2973, Zoned R-1-B**

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

1 Special exception pursuant to Section 223.1 the maximum allowed lot occupancy for an addition to an existing single family dwelling in the R-1-B Residential Zone District. (Section 3104.1)

2. Special exception pursuant to Section 223.1, requirements for an addition to an existing non-conforming structure (Section 2001.3) for required side yard (Section 405.1) in the R-1-B Residential Zone District. (Section 3104.1)

Fo/ee

BZA
Case No. 17180
Exhibit No. 5

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. 17180
EXHIBIT NO. 5

NOTES AND COMPUTATIONS

ADDRESS: **6520 8th Street, N.W.** LOT(S): **100** SQUARE: **2973**

ZONED: **R-1-B**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	5,000 Sq. Ft.		5,784 Sq. Ft.	
LOT WIDTH	50'		40'	10' (Existing) 20% (Existing)
LOT OCCUPANCY (40%)		2,293 Sq. Ft.	Existing: 2,284 Sq. Ft. Addition: 252 Sq. Ft. Total 2,536 Sq. Ft. (43.8%)	243 Sq. Ft. (4.2%)
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	25' min.		66'+	
SIDE YARD	8' Each		3.5'	4.5' (56.25%)
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	