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

Building and Land Regulation Administration
Office of the Zoning Administrator

March 19, 2004

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: **Proposed Rear Addition to a Basement of an Existing Single Family Dwelling Row Structure located at premises 914½ 25th Street, N.W., Lot(s) 16, in Square 862, Zoned FBOD/R-3**

Review of plans for the proposed rear addition to a basement of an existing 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 223.1 the maximum allowed lot occupancy of Section 403.2 for an addition to a single family dwelling row structure in the FBOD/R-3 Residential Zone District. (Section 3104.1)

2. Special exception from Section 223.1 the minimum required rear yard setback of Section 404.1 for addition to a single family dwelling row structure in the FBOD/R-3 Residential Zone District. (Section 3104.1)

Fo/xm/ee

BZA
Case No. 17181
Exhibit No. 5

Board of Zoning Adjustment
District of Columbia
CASE NO. 17181
EXHIBIT NO. 5

NOTES AND COMPUTATIONS

ADDRESS: **914½ 25th Street, N.W.** LOT(S): **862** SQUARE: **16**

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

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	2,000 Sq. Ft.		671 Sq. Ft. (Existing)	1,329 Sq. Ft. (Existing) 66.45% (Existing)
LOT WIDTH	20'		12.31' (Existing)	7.69' (Existing) 38.45% (Existing)
LOT OCCUPANCY (60%)		402.6 Sq. Ft.	Existing: 369.3 Sq. Ft. Addition: 55.25 Sq. Ft. Total 424.55 Sq. Ft. (63.3%)	21.95' – (3.3%)
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.		8'	12' (60%)
SIDE YARD	0' and 0'		0' and 0'	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	