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

Building and Land Regulation Administration
Office of the Zoning Administrator

February 27, 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 1385 Barnaby Terrace, S.E., Lot(s) 49, in Square 5923, Zoned R-5-A**

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 223.1 for an addition to an existing non-conforming single family dwelling row structure in the R-5-A Residential Zone District. (Section 3104.1)

2. Special exception from Section 223.1 the maximum allowed lot occupancy for a single family dwelling structure in the R-5-A Residential Zone District. (Section 3104.1)

3. Special exception from Section 223.1 the minimum required rear yard setback for a single family dwelling structure in the R-5-A Residential Zone District. (Section 3104.l)

4. Special exception from Section 223.1 the minimum setback of one side yard for a single family dwelling structure in the R-5-A Residential Zone District. (Section 3104.1)

BZA
Case No. 17182
Exhibit No. 5

Fo/xm/ee

Board of Zoning Adjustment
District of Columbia
CASE NO. 17182
EXHIBIT NO. 5

NOTES AND COMPUTATIONS

ADDRESS: **1385 Barnaby Terrace, S.E.** LOT(S): **49** SQUARE: **5923**

SFD – Non-conforming Structure

ZONED: **R-5-A**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	3,000 Sq. Ft.		1,134 Sq. Ft. (Existing)	1,866 Sq. Ft. (Existing) 62% (Existing)
LOT WIDTH	30'		18' (Existing)	12' (Existing) 40% (Existing)
LOT OCCUPANCY (40%)		454 Sq. Ft.	Existing: 549 Sq. Ft. (48.40%) Add.: 156 Sq. Ft. (13.80 %) Total 705 62.20 %	251.0 Sq. Ft. (22%)
FLOOR AREA RATIO (0.9)		1,021 Sq. Ft.	1,264 Sq. Ft. (1.1)	243.0 Sq. Ft. (2%)
PARKING SPACES	1		Existing	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		10'	
REAR YARD	20' min.		10.5'	9.5' (47.5%)
SIDE YARD	0' and 8'		0' and 5'	3' (37.5%)
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	