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

Building and Land Regulation Administration
Office of the Zoning Administrator

March 5, 2004

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: **Proposed Rear Deck Addition to an Existing Non-conforming Single Family Dwelling Row Structure located at premises 2130 Leroy Place, N.W., Lot(s) 41, in Square 2531, Zoned R-3**

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

1. Variance from Section 2001.3(a) and (b) the maximum allowed lot occupancy for addition to an existing non-conforming single family dwelling row structure in the R-3 Residential Zone District. (Section 3103.2)

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

3. Variance from Section 406.1 the minimum required width of open court for an existing single family dwelling row structure in the R-3 Residential Zone District. (3103.2)

Fo/xm/ee

BZA
Case No. 17185
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO. 17185
EXHIBIT NO. 4

NOTES AND COMPUTATIONS

ADDRESS: **2130 Leroy Place, N.W.** LOT(S): **41** SQUARE: **2531**

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

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	2,000 Sq. Ft.		1,206 Sq. Ft. (Existing)	794 Sq. Ft. (Exist.) (39.70%)
LOT WIDTH	20'		16.67' (Existing)	3.33' (Existing) (35.60%)
LOT OCCUPANCY (60%)		724.0 Sq. Ft.	Existing: 909 Sq. Ft. Addition: 244 Sq. Ft. Total 1,152 (95.60%)	429 Sq. Ft. (35.60%)
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.		2.5'	17.5' (87.5%)
SIDE YARD	N/A		N/A	
COURT, OPEN	6' min.		1.46'	4.54' (76%)
COURT, CLOSED	N/A		N/A	