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

Building and Land Regulation Administration
Office of the Zoning Administrator

PERSONALLY SERVED THIS ____ DAY OF ____

November 3, 2003

AT ____ ON ____

BY ME

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: **Proposed Addition to an Existing Non-conforming Single Family Row Dwelling located at premises 409 3rd Street, N.W., Lot(s) 26, in Square 780, Zoned CAP/R-4**

Review of plans for the proposed garage addition to an existing structure 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) for additions to an existing non-conforming single family dwelling structure in the CAP/R-4 Residential Zone District. (Section 3103.2)

2. Variance from Section 403.2 the maximum lot occupancy allowed for a single family dwelling in the CAP/R-4 Residential Zone District. (Section 3103.2)

3. Variance from Section 406.1 the minimum required open court for a single family dwelling structure in the CAP/R-4 Residential Zone District. (Section 3103.2)

4. Variance from Section 2300.2 (b) minimum setback from center alley for a private garage as an accessory structure in the CAP/R-4 Residential Zone District. (Section 3103.2)

5. Variance from Section 2500.3 maximum occupied area in the required rear lot area for an accessory structure in the CAP/R-4 Residential Zone District. (Section 3103.2)

BZA
Case No. 17188
Exhibit No. 2

Fo/as/ee

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. 17188
EXHIBIT NO. 2

FO called 11:49 - 11/24/03 - no answer left message

NOTES AND COMPUTATIONS

ADDRESS: **409 3rd Street, N.E.** LOT(S): **26** SQUARE: **780**

ZONED: **CAP/R-4**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq. Ft.		1,323.2 Sq. Ft.	476.8 Sq. Ft. (Exist.) 26.48% (Exist.)
LOT WIDTH	18'		16.54' (Existing)	1.46' (Exist.) (8.11%) (Exist.)
LOT OCCUPANCY (60%)		793.90 Sq. Ft.	Exist. 772.00 Sq. Ft. Add. 356.00 Sq. Ft. Total 1,128.00 (85.25%)	334.0 Sq. Ft. (25.25%)
FLOOR AREA RATIO ()	N/A		N/A	
PARKING SPACES	1		Proposed Garage with Wood Deck (see * below)	
LOADING BERTHS	N/A		N/A	
REAR YARD	20' min.		25.83'	
SIDE YARD	N/A		N/A	
COURT, OPEN	6' min.		5.33'	0.67' (11.20%)
*GARAGE ACCESSORY Rear Yard from of Alley Occupied Required Rear Area Lot	12' min 99.20 Sq. Ft. (30% Max.)		7.5' 319.70 (96.65%)	4.5' (37.50%) 220.5 Sq. Ft. (66.65%)