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

Building and Land Regulation Administration
Office of the Zoning Administrator

February 10, 2004

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: **Proposed Free Standing Garage Addition at the Rear of an Existing Non-conforming Single Family Dwelling Row Structure at premises 903 9th Street, N.E., Lot(s) 003, in Square 932, Zoned R-4**

Review of plans for the proposed free standing garage addition at the rear of 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. Variance from Section 2001.3 (a) and (B) for an addition to an existing non-conforming single family dwelling row structure in the R-4 Residential Zone District. (Section 3103.2)

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

Fo/xm/ee

BZA
Case No. 17189
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO. 17189
EXHIBIT NO. 3

NOTES AND COMPUTATIONS

ADDRESS: **903 9th Street, N.E.** LOT(S): **3** SQUARE: **932**

SFD – Row ZONED: **R-4**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq. Ft.		1,944 Sq. Ft.	
LOT WIDTH	18'		18'	
LOT OCCUPANCY (60%)		1,166.4 Sq. Ft.	Existing: 1,152 Sq. Ft. Addition: 340 Sq. Ft. Total 1,492 Sq. Ft. (76.75%)	325.6 Sq. Ft. (16.75%)
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1		Garage	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20'		44.125'	
SIDE YARD	N/A		N/A	
COURT, OPEN	6' min.		3' (Existing)	3' (Exist.) 50% (Existing)
COURT, CLOSED	N/A		N/A	