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

Building and Land Regulation Administration
Office of the Zoning Administrator

May 3, 2004

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: Proposed Accessory Garage Addition to an Existing Non-conforming Single Family Dwelling Row Structure located at premises 1816 Belmont Road, N.W., Lot(s) 36, in Square 2552, Zoned R-5-B

Review of plans for the proposed accessory garage 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 the proposed garage addition to an existing non-conforming single family row structure in the R-5-B Residential Zone District. (Section 3104.1)

2. Variance from Section 2300.2(b) the minimum setback from center of alley for proposed accessory garage to an existing single family dwelling row structure in the R-5-B Residential Zone District. (Section 3103.2)

Fo/xm/ee

BZA
Case No. 17190
Exhibit No. 5

Board of Zoning Adjustment
District of Columbia
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EXHIBIT NO. 5

NOTES AND COMPUTATIONS

ADDRESS: **1816 Belmont Road, N.W.** LOT(S): **36** SQUARE: **2552**

SFD (Row) ZONED: **R-5-B**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	N/R		2,000.00 Sq. Ft.	
LOT WIDTH	N/R		16.67'	
LOT OCCUPANCY (60%)		1,200.00 Sq. Ft.	1,233.00 Sq. Ft. (62% Existing)	33.00 Sq. Ft. (Existing) 2% (Existing)
FLOOR AREA RATIO (1.8)		3,600.00 Sq. Ft.	4,931.00 Sq. Ft. (2.5 Existing)	1,331.00 Sq. Ft. (Existing) 7% (Existing)
PARKING SPACES	1		1 (Subterranean in rear)	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	15' min.		46.65'	
SIDE YARD	N/A		N/A	
COURT, OPEN	6' min.		3.31' (Existing)	2.69' (Existing) 45% (Existing)
Accessory Garage, Center of Alley	12' min.		9.42'	2.58' (21.5%)