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

Building and Land Regulation Administration
Office of the Zoning Administrator

June 18, 2003

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: **Proposed Additions to an Existing Single Family Dwelling Row Structure Converted to a 2 Unit Flat located at premises 906 T Street, N.W., Lot(s) 233 in Square 362, Zoned R-4**

Review of plans for the proposed additions to an existing single family dwelling row structure converted to a 2 unit flat at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Special Exception from Sections 223.1, the allowed lot occupancy of Section 403.2 for additions to an existing row structure in the R-4 Residential Zone District. (Section 3104.1)

2. Variance from Section 400.1, the allowed number of stories and/or required height for addition to an existing row structure in the R-4 Residential Zone District. (Section 3103.2)

Fo/xm/ee

BZA
Case No. 17218
Exhibit No. 6

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. 17218
EXHIBIT NO. 6

NOTES AND COMPUTATIONS

ADDRESS: **906 T Street, N.W.** LOT(S): **233** SQUARE: **362**

(From S.F.D. Row to 2 Unit Flat) ZONED: **R-4**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq. Ft.		1,803.25 Sq. Ft.	
LOT WIDTH	18'	1,082.3 Sq. Ft.	19.5'	
LOT OCCUPANCY (60%)		60%	Exist. 997.6 Sq. Ft. Add. 167.7 Sq. Ft. Total 1,165.3 Sq. Ft.	83 Sq. Ft. (4.6%)
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1		2	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20' min.		31.41''	
SIDE YARD	0' and 0'		0' and 0'	
HEIGHT, STORIES		3	4	1 (33.33%)
HEIGHT, FEET	40'		41.75'	1.75' (4.38%)