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

Building and Land Regulation Administration
Office of the Zoning Administrator

May 24, 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 2214 Cathedral Avenue, N.W., Lot(s) 81, in Square 2204, Zoned R-4**

Review of plans for the proposed rear deck 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, proposed rear deck addition to an existing non-conforming single family dwelling row structure in the R-4 Residential Zone District. (Section 3104.1)

Fo/xm/ee

BZA
Case No. 17225
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO. 17225
EXHIBIT NO. 3

NOTES AND COMPUTATIONS

ADDRESS: **2214 Cathedral Avenue, N.W.** LOT(S): **81** SQUARE: **2206**

SFD (Row) - Proposed Rear Deck Addition*

ZONED: **R-4**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq. Ft.		2,000 Sq. Ft.	
LOT WIDTH	18'		20 Sq. Ft.	
LOT OCCUPANCY (60%)		1,200 Sq. Ft.	Bay Window - 9 Sq. Ft. Existing - 1,230 Sq. Ft. Total 1,239 Sq. Ft. (62%)	39 Sq. Ft. (2.0%)
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' min.		45.5'	
SIDE YARD	N/A		N/A	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	