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

Building and Land Regulation Administration
Office of the Zoning Administrator

May 26, 2004

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: **Proposed Addition to an Existing Non-conforming Single Family Dwelling Row Structure located at premises 810 Sheridan Street, N.W., Lot(s) 46, in Square 2980, Zoned R-2**

Review of plans for the proposed 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 addition to an existing non-conforming single family dwelling row structure in the R-2 Residential Zone District. (Section 3104.1)

2. Special exception from Section 223.1, the maximum allowed lot occupancy for a single family dwelling row structure in the R-2 Residential Zone District. (Section 3104.1)

3. Special exception from Section 223.1, the minimum required side yard setbacks for a single family dwelling row structure in the R-2 Residential Zone District. (Section 3104.2)

Fo/xm/ee

BZA
Case No. 17227
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO. 17227
EXHIBIT NO. 3

NOTES AND COMPUTATIONS

ADDRESS: **810 Sheridan Street, N.W.** LOT(S): **46** SQUARE: **2980**

Non-conforming SFD (Row) ZONED: **R-2**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	3,000 Sq. Ft.		3,441.00 Sq. Ft. (Existing)	
LOT WIDTH	30'		21.25' (Existing)	8.75' (Existing) 30% (Existing)
LOT OCCUPANCY (40%) - Maximum		1,376.00 Sq. Ft.	Existing: 1,004 Sq. Ft. Addition: 654 Sq. Ft. Total 1,658 Sq. Ft. (48%)	282 Sq. Ft. (8%)
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1		Existing	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20' min.		34.5'	
SIDE YARD	0' and 8'		0' and 0'	0' and 8' (100%)
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	