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

Building and Land Regulation Administration
Office of the Zoning Administrator

July 16, 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 2237 10th Street, N.W., Lot(s) 92, in Square 357, R-5-B Zoned**

Review of plans for the proposed 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. Variance from Section 2001.3 (a) and (b) for addition to an existing non-conforming single family dwelling row structure in the R-5-B Residential Zone District. (Section 3103.2)

2. Variance from Section 402.4, the maximum floor area ratio for a single family row structure in the R-5-B Residential Zone District. (Section 3103.2)

Fo/xm/ee

BZA
Case No. 17233
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO. 17233
EXHIBIT NO. 3

NOTES AND COMPUTATIONS

ADDRESS: 2237 10th Street, N.W. LOT(S): 92 SQUARE: 357

SFD – Row ZONED: R-5-B

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	N/P		479 Sq. Ft. (Existing)_	
LOT WIDTH	N/P		25.18' (Existing)	
LOT OCCUPANCY (60%)		287 Sq. Ft.	405 Sq. Ft. (Existing) (85%)	118 Sq. Ft. (Exist.) 33% (Exist.)
FLOOR AREA RATIO (1.8)		862 Sq. Ft.	Exist. 802 Sq. Ft. Add. 401 Sq. Ft. 1,203 Sq. (2.5)	341 Sq. Ft. (70%)
PARKING SPACES	1		Existing	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	15' min.		Average 10' (Existing)	5' (Existing) 33% (Existing)
SIDE YARD	N/A		N/A	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	