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

Building and Land Regulation Administration
Office of the Zoning Administrator

August 9, 2004

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: **Proposed Construction of New Single Family Dwelling Detached Structure located at premises 2828 R Street, S.E., Lot(s) 118, in Square 5584, Zoned R-5-A**

Review of plans for the proposed new construction of a single family dwelling detached structure at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance from Section 401.3, the minimum lot area for a new single family dwelling detached structure in the R-5-A Residential Zone District. (Section 3103.1)

Fo/xm/ee

BZA
Case No. 17236
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO. 17236
EXHIBIT NO. 4

NOTES AND COMPUTATIONS

ADDRESS: **2828 R Street, N.W.** LOT(S): **187** SQUARE: **5584**

SFD-Detached ZONED: **R-5-A**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	4,000 Sq. Ft.		3,184 Sq. Ft.	816 Sq. Ft. (20%)
LOT WIDTH	40'		45'	
LOT OCCUPANCY (40%)		1,274 Sq. Ft.	676 Sq. Ft. (21%)	
FLOOR AREA RATIO (0.9)		2,866 Sq. Ft.	1,352 Sq. Ft. (0.4)	
PARKING SPACES	1		Parking Pad	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		20.9'	
REAR YARD	20' min.		23.8'	
SIDE YARD	8' and 8'		9.5' and 9.5'	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	