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

Building and Land Regulation Administration
Office of the Zoning Administrator

September 7, 2004

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: Proposed Rear Addition to an Existing Non-conforming Single Family Dwelling Semi-Detached Structure located at premises 246 Nicholson Street, N.E., Lot(s) 131 in Square 3710, Zoned R-2

Review of plans for the proposed rear addition to an existing non-conforming single family dwelling semi-detached 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 the minimum required side yard setback for an addition to a single family semi-detached structure in the R-2 Residential Zone District. (Section 3104.1)

Fo/xm/ee

BZA
Case No. 17243
Exhibit No. 5

Board of Zoning Adjustment
District of Columbia
CASE NO. 17243
EXHIBIT NO. 5

NOTES AND COMPUTATIONS

ADDRESS: **246 Nicholson Street, N.E.** LOT(S): **131** SQUARE: **3710**

SFT-Semi-Detached ZONED: **R-2**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	3,000 Sq. Ft.		2,145 Sq. Ft. (Existing)	855 Sq. Ft. (Exist.) 28.5% (Exist.)
LOT WIDTH	30'		23' (Existing)	7' (Existing) 23% (Existing)
LOT OCCUPANCY (40%)		858 Sq. Ft.		
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1		1 (Existing)	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20' min.		25.67'	
SIDE YARD	0' and 0'		0' and 5.20'	2.8' (35%)
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	