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

Building and Land Regulation Administration
Office of the Zoning Administrator



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September 15, 2004

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: Proposed 3rd Floor Addition to an Existing Non-conforming 2 Unit Row Structure located at premises 1555 9th Street, N.W., Lot(s) 819, in Square 397, Zoned R-4

Review of plans for the proposed 3rd Floor Addition to an existing non-conforming 2 unit flat row structure at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Special exception from Section 2001.3 for addition to an existing non-conforming 2 unit flat row structure in the R-4 Residential Zone District. (Section 3104.1

Fo/xm/ee

BZA
Case No. 17244
Exhibit No. 2

Board of Zoning Adjustment
District of Columbia
CASE NO. 17244
EXHIBIT NO. 2

NOTES AND COMPUTATIONS

ADDRESS: **1555 9th Street, N.W.** LOT(S): **819** SQUARE: **397**

2 Unit Flat (Row) ZONED: **R-4**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq. Ft.		1,415 Sq. Ft. (Existing)	385 Sq. Ft. (Existing) (21%)
LOT WIDTH	18'		15' (Existing)	3' (Existing) (17%).
LOT OCCUPANCY (60%)		849 Sq. Ft.	930 Sq. Ft. (65.70% Existing)	81 Sq. Ft. (Existing) 5.7% (Existing)
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.		32.33'	
SIDE YARD	0' and 0'		0' and ½ of "Q" St., N.W.	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	