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

Building and Land Regulation Administration
Office of the Zoning Administrator

July 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 Detached Structure located at premises 3722 McKinley Street, N.W., Lot(s) 86, in Square 1867, Zoned R-1-B

Review of plans for the proposed addition to an existing non-conforming single family dwelling 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 for addition to an existing non-conforming single family dwelling structure in the R-1-B Residential Zone District. (Section 3104.1)

2. Special exception from Section 223.1 the minimum required side yard setback fro an existing single family dwelling detached structure in the R-1-B Residential Zone District. (Section 3104.1)

Fo/xm/ee

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17248
EXHIBIT NO. 2

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NOTES AND COMPUTATIONS

ADDRESS: **3722 McKinley Street, N.W.** LOT(S): **86** `` **1867**

SFD-Detached ZONED: **R-1-B**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	5,000 Sq. Ft.		4,871 Sq. Ft. (Existing)	125 Sq. Ft. (Exist.) 25% (Exist.)
LOT WIDTH	50'		37.50' (Existing)	12.50' (Exist.) 25% (Exist.)
LOT OCCUPANCY (40%)		1,950 Sq. Ft.	Exist. 1,535 Sq. Ft. Add. 150 Sq. Ft. Total 1,685 Sq. Ft. (35%)	
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1		Existing (Garage)	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		20.6'	
REAR YARD	25' min.		53.15'	
SIDE YARD	8' and 8'		3.8' and 10'	4.2' (52.5%)
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	