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 Construction of a New 2 Unit Flat Row Structure located at premises 1407 East Capitol Street, S.E., Lot(s) 25, in Square 1058, Zoned R-4

Review of plans for the proposed construction of a new 2 unit flat row 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 2 unit flat row structure in the R-4 Residential Zone District. (Section 3103.2)

Fo/xm/ee

BZA
Case No. 17250
Exhibit No. 5

Board of Zoning Adjustment
District of Columbia
CASE NO. 17250
EXHIBIT NO. 5

NOTES AND COMPUTATIONS

ADDRESS: **1407 East Capitol Street, S.E.** LOT(S): **25** SQUARE: **1058**

(Row) ZONED:

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq. Ft.		1,423 Sq. Ft.	377 Sq. Ft. (21%)
LOT WIDTH	18'		18'	
LOT OCCUPANCY (60%)		854 Sq. Ft.	846 Sq. Ft. (59%)	
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1		1 (Parking Pad)	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20' min.		23'	
SIDE YARD	N/A		N/A	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	