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

Building and Land Regulation Administration
Office of the Zoning Administrator



September 15, 2004

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: **Proposed Addition to an Existing Non-conforming 2 Unit Flat Row Structure located at premises 1817 Riggs Place, N.W., Lot(s) 142, in Square 133, Zoned DCOD/R-1-B**

Review of plans for the proposed 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. Variance from Section 2001.3 (a) and (b) for an addition to an existing non-conforming 2 unit flat row structure to the DCOD/R-5-B Zone District. (Section 3103.2)

2. Variance from Section 402.4, the maximum floor area ratio (FAR) allowed for addition to an existing structure in the DCOD/R-5-B Zone District. (Section 3103.2)

3. Variance from Section 403.2, the maximum lot occupancy allowed for addition to an existing 2 unit flat structure in the DCOD/R-5-B Residential Zone District. (Section 3103.2)

4. Variance from Section 406.l, the minimum court width required for addition to an existing 2 unit flat structure in the DCOD/R-5-B Residential Zone District. (Section 3103.2)

BZA
Case No. 17254
Exhibit No. 4

Board of Zoning Adjustment
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5. Special exception from Section 2101.1 the required 1 parking space for a 2 unit flat structure in the DCOD/R-5-B Residential Zone District. (Section 3104.1)

6. Variance from Section 2500.4, the required only 1 story for an accessory structure in this DCOD/R-5-B Residential Zone District. (Section 3103.2)

Fo/xm/ee

NOTES AND COMPUTATIONS

ADDRESS: **1817 Riggs Place, N.W.** LOT(S): **142** SQUARE: **133**

2 Unit Flat (Row) ZONED: **DCOD/R-5-B**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	N/P		1,530 Sq. Ft.	
LOT WIDTH	N/P		17'	
LOT OCCUPANCY (60%%)		918 Sq. Ft.	Exist. 899 Sq. Ft. Storage 225 Sq. Ft. (Addition) Total 1,124 Sq. Ft. (73.5%)	206 Sq. Ft. (13.5%)
FLOOR AREA RATIO (1.8)		2,754 Sq. Ft.	Exist. 2,435 Sq. Ft. Add. 450 Sq. Ft. Total 2,886 Sq. Ft. (1.89)	132 Sq. Ft. (9%)
PARKING SPACES	1		0	1 (100%)
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	15' min.		23.75'	
SIDE YARD	N/A		N/A	
COURT, OPEN	10' min.		(Side) 6.75' (Existing) (Rear) 5'	3.75 (Exist.) 37.5% (Existing) 5' (50%)
Storage Accessory Structure in Rear Yard		Height 1 Story Area: 30% of Required rear Area 76.50 Sq.Ft	2 Stories – Storage (1st) Peyola (2nd) 29.4% 75 Sq. Ft.	1 story (50%)