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

Building and Land Regulation Administration
Office of the Zoning Administrator

November 2, 2004

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: **Proposed Addition to an Existing Non-conforming 1 Story Structure located at premises 6303 Georgia Avenue, N.W., Lot(s) 41, in Square 2978, Zoned C-2-A**

Review of plans for the proposed 3 story addition to an existing non-conforming 1 story structure at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance from Section 771.2 the maximum permitted floor area ratio for a structure in the C-2-A Commercial Mixed Use Zone District. (Section 3103.2)

2. Variance from Section 774.1 the minimum rear yard setback for a structure in the C-2-A Mixed Use Commercial Zone District. (Section 3103.2)

3. Variance from Section 2101.1 the required number of parking spaces for a structure in the C-2-A Mixed Use Commercial Zone District. (Section3103.2)

Fo/xm/ee

BZA
Case No. 17274
Exhibit No. 2

Board of Zoning Adjustment
District of Columbia
CASE NO. 17274
EXHIBIT NO. 2

Modified for 3/13/04-04-25

NOTES AND COMPUTATIONS

ADDRESS: **6303 Georgia Avenue, N.W.** LOT(S): **41** SQUARE: **2978**

Mixed Retail/Office ZONED: **C-2-A**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	N/R		2,352 Sq. Ft.	
LOT WIDTH	N/R		30.4'	
LOT OCCUPANCY (100%)		2,352 Sq. Ft.	2,352 Sq. Ft. (100%)	
FLOOR AREA RATIO (1.5 max.)		3,528 Sq. Ft. (1.5%)	Existing: 2,352 Sq. Ft. Addition: 4,704 Sq. Ft. Total 7,056 Sq. Ft. (3.0)	3,528 Sq. Ft. – (150%)
PARKING SPACES	1		0	1 – (100%)
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	15' min.		20' High Maximum – Center of alley 5' Over 20' High –Rear Lot 15'	10' (67%) 0'' (100%
SIDE YARD	N/A		N/A	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	