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 Single Family Dwelling Semi-Detached Structure located at premises 1916 Newton Street, N.E., Lot(s) 118, in Square 4202, Zoned R-1-B

Review of plans for the proposed addition to an existing non-conforming single family dwelling semi-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 to allow addition to an existing non-conforming single family dwelling semi-detached structure in the R-1-B residential zone district. (Section 3104.1)

Fo/xm/ee

BZA
Case No. 17277
Exhibit No. 5

Board of Zoning Adjustment
District of Columbia
CASE NO. 17277
EXHIBIT NO. 5

NOTES AND COMPUTATIONS

ADDRESS: **1916 Newton Street, N.E.** LOT(S): **118** SQUARE: **4202**

SFD (Semi-Detached) ZONED: **R-1-B**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	5,000 Sq. Ft.		3,083 Sq. Ft. (Existing)	1,917 Sq. Ft. (Existing) - 38% (Existing)
LOT WIDTH		50'	24.35' (Existing)	25.65' (Existing) - 51%
LOT OCCUPANCY (40%)		1,233 Sq. Ft.	Existing: 738 Sq. Ft. Addition: 81 Sq. Ft. Total 819 Sq. Ft. (27%)	
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	25' min.		85.63'	
SIDE YARD	8' and 8'		3.35' (Existing) and 0'	4.65' and 8' (Existing) – 58% and 100% (Existing)
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	