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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December 2, 2004

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: Proposed Rear Addition to and conversion from a Flat to a Single Family Row Dwelling located at premises 429 First Street, S.E., Lot(s) 831, in Square 694, Zoned R-4.

Review of plans for the proposed addition and conversion from a flat to a single family row dwelling 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 an addition to a proposed single family row dwelling in the R-4 Residential Zone District. (Section 3104.1)

Tb/fo/fo

BZA
Case No. 17283
Exhibit No. 2

Board of Zoning Adjustment
District of Columbia
CASE NO. 17283
EXHIBIT NO. 2

NOTES AND COMPUTATIONS

ADDRESS: **429 1st Street, S.E.** LOT(S): ***831*** SQUARE: **694**

ZONED: **R-4**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq. Ft.		1,138 Sq. Ft. (Existing)	662 Sq. Ft. (Existing) 36.7%
LOT WIDTH	18'		16.09' (Existing)	1.91' (Existing) 10.6%
LOT OCCUPANCY (60%)		683 Sq. Ft.	Existing: 518.1 Sq. Ft. Addition: 275.1 Sq. Ft. Total 893 2Sq. Ft. (69.7%)	110 Sq. Ft. (9.7%)
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	20' min.		21.5'	
SIDE YARD	N/A		N/A	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	