**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 7, 2004

**MEMORANDUM**

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: Proposed Rear Addition to an Existing Non-conforming Single Family Row Dwelling Structure located at premises 1542 1st Street, N.W., Lot(s) 199, in Square 552, Zoned R-4

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

1. Special exception pursuant from Section 223.1 for addition to an existing single family row dwelling structure in the R-4 residential zone district. (Section 3104.1)

Fo/xm/ee

**BZA**
**Case No.** 17287
**Exhibit No.** 5



Board of Zoning Adjustment
District of Columbia
CASE NO. 17287
EXHIBIT NO. 5

# NOTES AND COMPUTATIONS

ADDRESS: **1542 1st Street, N.W.** LOT(S): **199** SQUARE: **552**

**SFD-Row** ZONED: **R-4**

| | REQUIRED | ALLOWED | PROVIDED | VARIANCE |
|---|---|---|---|---|
| LOT AREA | 1,800 Sq. Ft. | | 1,100 Sq. Ft. (Existing) | 700 Sq. Ft. (Exist.) 39% (Existing) |
| LOT WIDTH | 18' | | 20' | |
| LOT OCCUPANCY (60%) | | 660 Sq. Ft. | Exist. 705 Sq. Ft. – 64.09%<br>Add. 60 Sq. Ft. - 5.45%<br>Total 7.65 Sq. Ft. (69.54%) | 105 Sq. Ft. (9.50%) |
| 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' | | 12.5' | 7.5' (37.5%) |
| SIDE YARD | N/A | | N/A | |
| COURT, OPEN | N/A | | N/A | |
| COURT, CLOSED | N/A | | N/A | |