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

Building and Land Regulation Administration
Office of the Zoning Administrator

December 20, 2004

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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: Proposed Addition to an Existing Single Family Row Dwelling Structure located at premises 3707 S Street N.W., Lot(s) 57, in Square 1308, Zoned R-3

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

1. Special exception pursuant to Section 223.1 for rear addition with 2 non-conforming open courts to an existing single family dwelling row structure in the R-3 residential zone district (Section 3104.1)

Fo/xm/ee

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17292
EXHIBIT NO. 3

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NOTES AND COMPUTATIONS

ADDRESS: **3707 S Street, N.W.** LOT(S): **57** SQUARE: **1308**

SFD-Row ZONED: **R-3**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	2,000 Sq. Ft.		2,281 Sq. Ft.	
LOT WIDTH	20'		18.25' (Existing)	1.75' (Existing) 8.75% (Existing)
LOT OCCUPANCY (60%)		1,369 Sq. Ft.		
FLOOR AREA RATIO ()			943 Sq. Ft. (41%)	
PARKING SPACES	1		(Existing) Parking Pad	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		15' (BRL)	
REAR YARD	20' min		58.33'	
SIDE YARD	N/A		N/A	
COURT, OPEN	6' min.		1.75'	4.25' (71%)
COURT, CLOSED	N/A		N/A	