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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June 17, 2004

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: Proposed New Mixed Commercial/Residential Use Structure located at premises 1302 9th Street, N.W., Lot(s) 835, in Square 367, Zoned C-2-A

Review of plans for the proposed new mixed commercial/residential use structure at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Special exception from Section 2101.1 the required parking space for single family dwelling – residential use in the ARTS/C-3-A mixed Commercial/Residential Use zone district. (Section 3104.1)

Fo/xm/ee

BZA
Case No. 17296
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO. 17296
EXHIBIT NO. 4

NOTES AND COMPUTATIONS

ADDRESS: **1302 9th Street, N.W.** LOT(S): **835** SQUARE: **367**

New Mixed Use – Res./Coml. (Row 4 story structure)

ZONED: **C-2-A**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	N/R		1,215 Sq. Ft.	
LOT WIDTH	N/R		20.05'	
LOT OCCUPANCY (60%) Res. & 100% Coml.		Res. 729 Sq. Ft. Coml. 1,215 Sq. Ft.	Proposed Coml. (1st and 2nd) 712 Sq.Ft. Res. S.F.D. (3rd & 4th) 712 Sq. Ft. Res. (59%) 712 Sq. Ft.	
FLOOR AREA RATIO (2.5)		Res. 3,038 Sq.Ft. Res. (2.5)	2,848 Sq. Ft.	
PARKING SPACES	1 (Res.)		0	1 (100%)
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	15' min.		25.08'	
SIDE YARD	N/A		N/A	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	