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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October 19, 2004

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: **Proposed 2nd Level Rear Porch Addition to an Existing Non-conforming2 Unit Flat Structure with BZA Order #15018 located at premises 1223 Girard Street, N.W., Lot(s) 35, in Square 2856, Zoned R-4**

Review of plans for the proposed 2nd level rear porch addition to an existing non-conforming 2 unit flat 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 for addition to an existing non-conforming 2 unit flat structure in the R-4 Residential Zone District. (Section 3104.1)

Fo/xm/ee

BZA
Case No. 17303
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO. 17303
EXHIBIT NO. 4

NOTES AND COMPUTATIONS

ADDRESS: **1223 Girard Street, N.W.** LOT(S): **35** SQUARE: **2856**

2 Unit Flat (Addition 2nd Level on Rear Porch)

ZONED: **R-4**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq. Ft.		2,367 Sq. Ft.	
LOT WIDTH	18'		16.67' (Existing)	1.33' (Existing) 7.4% (Existing)
LOT OCCUPANCY (60%)		1,420 Sq. Ft.	1,508 Sq. Ft. (63.70% w/BZA #15018	88 Sq. Ft. (Existing) 3.7% (Existing)
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.		40.04'	
SIDE YARD	N/A		N/A	
COURT, OPEN	6'		4.42' (Existing)	1.58' (Existing) 26.33% (Existing)
COURT, CLOSED	N/A		N/A	