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

Building and Land Regulation Administration
Office of the Zoning Administrator

D.C. OFFICE OF ZONING
RECEIVED
2005 FEB 15 PM 2:53

January 13, 2005

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: **Proposed Addition to an Existing Non-conforming Single Family Row Dwelling Structure located at premises 978 Florida Avenue, N.W., Lot(s) 100, in Square 357, Zoned R-5-B**

Review of plans for the proposed 3rd floor addition to an existing non-conforming single family row dwelling structure at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance pursuant to Section 2001.3(a) and (b), the proposed addition to an existing non-conforming single family row dwelling in the R-5-B residential zone district. (Section 3103.2)

2. Variance pursuant to Section 402.4, the maximum allowed FAR for a single family row dwelling structure in the R-5-B residential zone district. (Section 3103.2)

3. Variance pursuant to Section 404.1 the minimum allowed rear yard setback for a single family row dwelling structure in the R-5-B residential zone district. (Section 3103.2)

Fo/xm/ee

BZA
Case No. 17307
Exhibit No. 5

Board of Zoning Adjustment
District of Columbia
CASE NO. 17307
EXHIBIT NO. 5

NOTES AND COMPUTATIONS

ADDRESS: **978 Florida Avenue, N.W.** LOT(S): **100** SQUARE: **357**

SFD (Row) ZONED: **R-5-B**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	N/P		460 Sq. Ft.	
LOT WIDTH	N/P		12.39'	
LOT OCCUPANCY (60%) Maximum		276 Sq. Ft.	347 Sq. Ft. (75.40%)	71 Sq. Ft. (Exist.) 15.40% (Exist.)
FLOOR AREA RATIO (1.8)		828 Sq. Ft.	Exist. 1st & 2nd 694 Sq. Ft. Add. 347 Sq. Ft. Total 1,041 Sq. Ft. (2.3)	
PARKING SPACES	1		Existing	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	15' min.		13'	2' (15.40%)
SIDE YARD	N/A		N/A	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	