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

Building and Land Regulation Administration
Office of the Zoning Administrator

RECEIVED
D.C. OFFICE OF ZONING
2005 FEB 18 AM 10:29

November 19, 2004

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: Proposed Rear Deck Addition to an Existing Single Family Dwelling Detached Structure located at premises 4421 Faraday Place, N.W., Lot(s) 219 in Square 1582, Zoned R-2

Review of plans for the proposed rear deck addition to an existing single family dwelling detached 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 requirements for addition to an existing single family dwelling detached structure in the R-2 residential district zone. (Section 3104

Fo/xm/ee

BZA
Case No. 17308
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO. 17308
EXHIBIT NO. 4

NOTES AND COMPUTATIONS

ADDRESS: **4421 Faraday Place, N.W.** LOT(S): **219** SQUARE: **1582**

SFD-Detached ZONED: **R-2**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	4,000 Sq. Ft.		2,850 Sq. Ft. (Existing)	1,150 Sq. Ft. (Exist.) 28.75% (Exist.)
LOT WIDTH	40'		38' (Existing)	2' (Existing) 5% (Existing)
LOT OCCUPANCY (40%)		1,140 Sq. Ft.	747 Sq. Ft. (26%)	
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1		Existing	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		.5' (Existing) (BRL)	
REAR YARD	20' min.		16'	4' (20%)
SIDE YARD	8' and 8'		4.5' and 7' (Existing)Z	3.5' & 1' (Exist.) – 43.75% & 12.5% (Existing)
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	