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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January 25, 2005

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: Proposed Addition to an Existing Non-conforming Semi-Detached Single Family Dwelling located at premises 1002 N Street, N.W., Lot(s) 78, in Square 340, Zoned R-4

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

1. Special exception from 223.1 for addition to an existing non-conforming semi-detached single family dwelling in the R-4 residential zone district pursuant to 403.1 and 404.1. (Section 3104.1)

fo/ee

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17314
EXHIBIT NO. 2

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NOTES AND COMPUTATIONS

ADDRESS: LOT(S): SQUARE:

ZONED:

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq. Ft.		1,641 Sq. Ft.	
LOT WIDTH	18'		46'	
LOT OCCUPANCY (60%)		985 Sq. Ft.	Exist. 697 Sq. Ft. Add. 449 Sq. Ft. Total 1,146 Sq. Ft. (69.8%)	161 Sq. Ft. (9.8%)
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.		0'	100%
SIDE YARD	N/A		12;	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	