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

Office of the Zoning Administrator

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March 2, 2005

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: **Proposed Rear Addition to a Single Family Semi-Detached Dwelling located at premises 1812 35th Street, N.W., Lot(s) 802, in Square S-1296, Zoned R-3**

Review of plans for the proposed 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 semi-detached structure in the R-3 residential zone district. (Section 3104.1)

fo/ee

BZA
Case No. 17327
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO. 17327
EXHIBIT NO. 4

NOTES AND COMPUTATIONS

ADDRESS: **1812 35th Street, N.W.** LOT(S): SQUARE: **S-1296**

ZONED: **R-3**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	2,000 Sq. Ft.		2,400 Sq. Ft.	
LOT WIDTH	20'		20'	
LOT OCCUPANCY (40%)		960 Sq. Ft.	Exist. : 720 Sq. Ft. Add.: 330 Sq. Ft. Total 1,050 Sq. Ft. (43.75%)	90 Sq. Ft. (3.75%)
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.		53.3'	
SIDE YARD	8'		2.5'	5.5' (31.25%)
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	