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

Building and Land Regulation Administration
Office of the Zoning Administrator

March 21, 2005

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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: **Proposed Addition to an Existing Non-Conforming Single Family Dwelling Semi-Detached Structure located at premises 4540 Butterworth Place, N.W., Lot(s) 5, in Square 1567, Zoned R-1-B**

Review of plans for the proposed addition to an existing non-conforming singe 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, to allow addition to an existing non-conforming single family dwelling semi-detached structure in the R-1-B residential zone district. (Section 3104.1)

fo/mx/ee

BZA
Case No. 17334
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO. 17334
EXHIBIT NO. 4

NOTES AND COMPUTATIONS

ADDRESS: **4540 Butterworth Place, N.W.** LOT(S): **5** SQUARE: **1567**

SFD-Semi-Detached ZONED: **R-1-B**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	5,000 Sq. Ft.		2,975 Sq. Ft. (Existing)	2,025 Sq. Ft. (Existing) (40.5%)
LOT WIDTH	50'		35' (Existing)	15' (Existing) (30%)
LOT OCCUPANCY (40%)		1,190 Sq. Ft.	Exist. 1,249 Sq. Ft. Add. 66 Sq. Ft. (44%) Total 1,315 Sq. Ft. (44%)	125 Sq. Ft. (4%)
FLOOR AREA RATIO ()	N/A		N/A	
PARKING SPACES	1		1 (Parking Pad)	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	25' min.		12.5'	12.5' (50%)
SIDE YARD	8' and 8'		45' and 9.19' (½ of Butterworth)	
COURT, OPEN	6' min.		1.83' (Existing)	4.17' (Existing) (69.5%)
COURT, CLOSED	N/A		N/A	