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

Building and Land Regulation Administration
Office of the Zoning Administrator

March 16, 2005

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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: **Proposed Rear Addition to an Existing Non-conforming Single Family Dwelling Row Structure located at premises 1428 Florida Avenue, N.W., Lot(s) 46, in Square 202, Zoned R-5-B**

Review of plans for the proposed rear addition to an existing non-conforming single family dwelling row 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, to allow addition to an existing non-conforming single family dwelling row structure in the R-5-B residential zone district. (Section 3103.2)

2. Variance pursuant to Section 403.2, the maximum lot occupancy allowed for addition to an existing single family dwelling row structure in the R-5-B residential zone district. (Section 3103.2)

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

4. Variance pursuant to Section 406.1, the minimum required open-court width for addition to an existing single family dwelling row structure in the R-5-B residential zone district. (Section 3103.2)

fo/xm/ee

BZA
CASE No. 17336
EXHIBIT No. 2

Board of Zoning Adjustment
District of Columbia
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NOTES AND COMPUTATIONS

ADDRESS: **1428 Florida Avenue, N.W.** LOT(S): **46** SQUARE: **202**

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

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	N/P		823 Sq. Ft.	
LOT WIDTH	N/P		13.33'	
LOT OCCUPANCY (60%)		494.0 Sq. Ft.	Exist. 554 Sq. Ft. Add. 87 Sq. Ft. Total 641 Sq. Ft. (78.0%)	147 Sq. Ft. (18%)
FLOOR AREA RATIO (1.8)		1,481.0 Sq. Ft.	1,195 Sq. Ft. (1.45)	
PARKING SPACES	1		Existing	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	15' min.		11.17'	3.83' (26%)
SIDE YARD	N/A		N/A	
COURT, OPEN	6' min.		4.23'	1.77' (29.5%)
COURT, CLOSED	N/A		N/A	