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

Building and Land Regulation Administration
Office of the Zoning Administrator



2005 JAN 11 PM 1:30

February 19, 2005

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: **Proposed Rear Deck Addition to an Existing Single Family Row Dwelling Structure at premises 228 Ascot Place, N.E., Lot(s) 65, in Square 3551, Zoned R-4**

Review of plans for the proposed rear deck addition to an existing single family row dwelling 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, for addition to an existing single family row dwelling structure in the R-4 residential zone district. (Section 3104.1)

fo/xm/ee

BZA
Case No. 17346
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO. 17346
EXHIBIT NO. 3

NOTES AND COMPUTATIONS

ADDRESS: **228 Ascot Place, N.E.** LOT(S): **65** SQUARE: **3551**

SFD (Row) ZONED: **R-4**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq. Ft.		1,115 Sq. Ft. (Existing)	685 Sq. Ft. (Exist.) -38%
LOT WIDTH	18'		18.59'	
LOT OCCUPANCY (60%)		668 Sq. Ft.	Exist.: 555 Sq. Ft. Add.: 149 Sq. Ft. Total 704 (63%)	
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1		Existing	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		10' (Existing)	
REAR YARD	20' min.		8'	12' (60%)
SIDE YARD	N/A		N/A	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	