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

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: **Proposed Addition to an Existing Non-conforming Single Family Dwelling Detached Structure located at premises 6919 6th Street, N.W., Lot(s) Per Sub, in Square 3191, Zoned R-1-B**

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

Fo/xm/ee

BZA
Case No. 17349
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO. 17349
EXHIBIT NO. 4

NOTES AND COMPUTATIONS

ADDRESS: **6919 6th Street, N.W.** LOT(S): **Per Sub** SQUARE: **3191**

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

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	5,000 Sq. Ft.		5,750	
LOT WIDTH	50'		50'	
LOT OCCUPANCY (40%)		2,300 Sq. Ft.	Exist. 2,344 Sq. Ft. Add. 142 Sq. Ft. Total 2,486 Sq. Ft. (43%)	186 Sq. Ft. (3%)
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1		1	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	25' min.		26.7'	
SIDE YARD	8' and 8'		8' and 1.6'	6.4' (Existing) 80% (Existing)
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	