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

Building and Land Regulation Administration
Office of the Zoning Administrator



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February 1, 2005

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: Proposed Addition to a Conversion from an Existing Youth Care Home Structure to a 3 Unit Apartment \ located at premises 1201 Harvard Street, N.W., Lot(s) 139, in Square 2853, Zoned R-4

Review of plans for the proposed addition to a conversion from an existing Youth Care Home structure to a 3 unit apartment at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance pursuant to Section 401.3, the required minimum lot area for conversion from existing youth care home structure to a 3 unit apartment in the R-4 residential zone district. (Section 3103.2)

2. Variance pursuant to Section 406.1 the required minimum open court width for apartment in the R-4 residential zone district. (Section 3103.2)

Fo/xm/ee

BZA
Case No. 17354
Exhibit No. 5

Board of Zoning Adjustment
District of Columbia
CASE NO. 17354
EXHIBIT NO. 5

ORIGINAL

NOTES AND COMPUTATIONS

ADDRESS: **1201 Harvard Street, N.W.** LOT(S): **139** SQUARE: **2852**

Row – 3 Unit Apartment ZONED: **R-4**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	2,700 Sq. Ft. (900 Sq. Ft. X 3)		2,437 Sq. Ft.	263 Sq. Ft. (10%)
LOT WIDTH	N/P		16'	
LOT OCCUPANCY (%)		N/P	1,084 Sq. Ft. (44.50%)	
FLOOR AREA RATIO ()		N/A	N/P	
PARKING SPACES	1		Existing	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20' min.		53.25'	
SIDE YARD	N/A		N/A	
COURT, OPEN	10' min.		2.46'	7.54' (75.4%)
COURT, CLOSED	N/A		N/A	