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

Building and Land Regulation Administration
Office of the Zoning Administrator

October 8, 2003

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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: Proposed Deck Addition to an Existing Non-conforming Single Family Row Dwelling Structure located at premises 1742 Hobart Street, N.W, Lot(s) 101, in Square 2588, Zoned R-4

Review of plans for the proposed addition to an existing non-conforming single family row dwelling structure at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance from Section 2001.3(a) and (b) for an addition to an existing non-conforming single family dwelling structure in the R-4 Residential Zone District. (Section 3103.2)

2. Variance from Section 403.2 the maximum allowed lot occupancy for a single family row dwelling structure in the R-4 Residential Zone District. (Section 3103.2)

3. Variance from Section 404.1 the minimum required rear yard setback for a single family row dwelling structure in the R-4 Residential Zone District. (Section 3103.2)

fo/xm/ee

BZA
Case No. 17361
Exhibit No. 6

Board of Zoning Adjustment
District of Columbia
CASE NO. 17361
EXHIBIT NO. 6

NOTES AND COMPUTATIONS

ADDRESS: **1742 Hobart Street, N.W.** LOT(S): **101** SQUARE: **2588**

Single Family Dwelling (Row) ZONED: **R-4**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq. Ft.		1,700 Sq. Ft. (Existing)	100 Sq. Ft. (5.56%) Existing
LOT WIDTH	18'		20'	
LOT OCCUPANCY (60%)		1,020 Sq. Ft.	Exist. 1,060.75 Sq. Ft. Add. 194.00 Sq. Ft. Total 1,254.75 Sq. Ft. (73.80%)	234.75 Sq. Ft. (13.80%)
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1		Existing	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		10' (Bldg. Restriction)	
REAR YARD	20' min.		1'	19' (95%)
SIDE YARD	N/A		N/A	
COURT, OPEN	min. width 6'		5.5' (Existing)	.5' Existing - (8.30%) Existing
COURT, CLOSED	N/A		N/A	