GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR

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May 11, 2005

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: Proposed Rear Addition to an Existing Singe Family Dwelling Row Structure located at premises 1535 A Street, N.W., Lot(s) Per Sub, in Square 1072, Zoned R-4

Review of plans for the proposed rear yard addition to an existing 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 403.2, to allow addition to an existing single family dwelling row structure with maximum lot occupancy in the R-4 Residential Zone District. (Section 3103.2)

2. Variance pursuant to Section 404.1, to allow addition to an existing single family dwelling row structure with minimum rear yard setback in the R-4 Residential Zone District. (Section 3103.2)

fo/xm/ee

BZA
CASE No. 17365
EXHIBIT No. 2

Board of Zoning Adjustment
District of Columbia
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NOTES AND COMPUTATIONS

ADDRESS: **1535 A Street, S.E.** LOT(S): **810 (Per Sub)** SQUARE: **1072**

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

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq. Ft.		653 Sq. Ft. (Existing)	1,147 Sq. Ft. (Exist.) 64% (Exist.)
LOT WIDTH	18'		12.19' (Existing)	5.81' (Exist.) 32% (Exist.)
LOT OCCUPANCY (60%)		392 Sq. Ft.	Exist. 311 Sq. Ft. Add. 173 Sq. Ft. Total 484 Sq. Ft. (74%)	92 Sq. Ft. (14%)
FLOOR AREA RATIO ()		N/A	N	
PARKING SPACES	1		Existing	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20' min.		14.27'	5.73' (29%)
SIDE YARD	N/A		N/A	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	

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