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

Building and Land Regulation Administration
Office of the Zoning Administrator

March 23, 2005

MEMORANDUM

TO Board of Zoning Adjustment

FROM Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT Proposed Addition of a Living Quarters on 2nd Level of the Existing Accessory Garage located at 1029 4th St., N.E., Lot(s) 23 , in Square 806 , Zoned R-4

Review of plans for the proposed addition of a Living Quarters on 2nd Level of the Existing Accessory Garage at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance pursuant to Section 2001.3 for addition of a living quarters in the existing accessory garage in the R-4 Residential Zone district (Section 3103.2)

2. Variance pursuant to Section 2500.4 for an accessory garage exceeding one-story height in the R-4 Residential Zone District (Sect. 3103.2)

3. Variance pursuant to Section 2500.5 for a living quarters not devoted to domestic employee on 2nd level of the existing accessory garage in the R-4 Residential Zone District (Sect.3103.2)

4. Variance pursuant to Section 2500.6 for required side yard setback two-story accessory garage in the Residential Zone District (Section 3103.2)

fo/xm/ee

BZA
Case No. 17369
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
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#42-2

NOTES AND COMPUTATIONS

ADDRESS: 1020 4th St, N.E. LOT(S): 23 SQUARE: 806

ZONED: R-4

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	1,800 Sq.Ft.		2,000 sq.ft.	
LOT WIDTH	18'		20'	
LOT OCCUPANCY 60(%)		1200 Sq.Ft. (Max.60%)	1,52 Sq.Ft. (Exist.76%)	320 Sq Ft (Exist.) 16% (Exist.)
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1		2 - Garage (*)	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	Min.20'.		50'	
SIDE YARD	0' & 0'		0 ' & 0'	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	
(*) 2-LEVEL GARAGE, ACCESSORY 1ST LEVEL-2 SPACES 2ND LEVEL-LIVING QUARTERS SIDE YARD	8'		0'	8' 100%

Reza Mas
Zoning Review Branch
Zoning Division