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

Building and Land Regulation Administration
Office of the Administrator

April 23, 2004

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2004 APR 23 PM 2:38

MEMORANDUM

To: Board of Zoning Adjustment

From: Denzil L. Noble
Acting Zoning Administrator

Subject: Proposed Alteration and Repair and Addition to An Existing Building for Carnegie Institution of Washington located at premises: 5241 Broad Branch Road, NW Lot 813, in Square 2288 Zoned R-1-A

Review of plans for the proposed construction at the above subject premises indicates that Zoning Commission approval is required as follows:

1. Zoning Commission review pursuant to Section 3035 for further Processing under the campus plan to allow an addition to an Existing structure in the R-1-A zone district. (Section 3104.1)

ZONING COMMISSION
District of Columbia
Case 04-12
Exhibit 6

941 North Capitol Street, N.E., Suite 2000, Washington, D.C. 20002
Phone: (202) 442-4455 Fax: (202) 442-4863

ZONING COMMISSION
District of Columbia
CASE NO.04-12
EXHIBIT NO.6

P.17
(202) 686-4445
Jan-12-04 10:10A ROY DINGUS

NOTES AND COMPUTATIONS

ADDRESS: 4241 Broad Brach Road, N.W. LOT(S): 813 SQUARE: 2288

ZONED: R-1-A

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	BZA		377,852.68 Sq. Ft. (Existing)	
LOT WIDTH	BZA		714.265' Average (Existing)	
LOT OCCUPANCY (40%)		151,141,07 Sq. Ft.	Existing 34,859.0 Sq. Ft. Addition 5,618.0 Sq. Ft. Total 40,477.0 Sq. Ft. (0.1004)	
FLOOR AREA RATIO ()	BZA			
PARKING SPACES	BZA		Parking Lots Existing	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	25.0'		25.0'+	
SIDE YARD	8' and 8'		8'+ and 8'+	
COURT, OPEN	none		none	
COURT, CLOSED	none		none	