

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



July 19, 2011

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *m22*
Zoning Administrator

SUBJECT: Proposed additions to an existing 2-unit Flat structure. The structure is located at 1706 10th St., NW.
Lot 0040 in Square 0335
Zoned: R-4
DCRA File Job #B1107576-WT
DCRA BZA Case #FY-11- #37-Z

RECEIVED
D.C. OFFICE OF ZONING
2011 AUG - 1 PM 3:12

Review of the plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

1. Special Exception from Section 223.1 to permit rear addition to an existing 2-unit Flat structure without compliance with the maximum allowed lot occupancy of Section 403.2 & without meeting the minimum allowed width of open court of Section 406.1. (Section 3103.2)

Note: All applicants must provide the Office of the Zoning Administrator with submission verification, in the form of a formal receipt from the BZA, within 30 days of the date of this memo.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18278

EXHIBIT NO. 6

(Permit #B1107576 -WT) FY11-#37-Z

NOTES AND COMPUTATIONS

ADDRESS 1706 10th St., NW.

LOT(S): 0040

SQUARE: 0335

Additions to an
exist. Flat

ZONED: R-4

REQUIRED

ALLOWED

PROVIDED

SPECIAL EXCEPTION

LOT AREA	1,800 Sq. Ft.		1,663 Sq. Ft. (Exist)	137Sq.Ft (Exist.) 8%. (Exist.).
LOT WIDTH	18 ft.		16.76 ft.(Exist.)	1.33ft. (Exist) 7% (Exist.)
LOT OCCUPANCY (60%)		998 Sq. Ft. (Max.60 %)	Existing 629 Sq. Ft. <u>Proposed 510 Sq. Ft.</u> Total: 1,139 Sq. Ft. (68%)	141Sq. Ft. (8%)
FLOOR AREA RATIO ()		N/A	N/A	N/A
PARKING SPACES	1		1	
LOADING BERTHS	N/A		N/A	N/A
FRONT YARD	N/A		N/A	N/A
REAR YARD	20 Ft.		31.5 Ft.	
SIDE YARD	N/A		N/A	N/A
COURT, OPEN	10 Ft.		3 Ft.	7 Ft. (70%)
COURT, CLOSED	N/A		N/A	

RECEIVED
U.C. OFFICE OF ZONING
2011 AUG -1 PM 3:12