

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



January 21, 2011

MEMORANDUM

TO: Board of Zoning Adjustment

From: Matthew LeGrant *MLG*
Zoning Administrator *ED*

**Subject: Proposed second story rear addition to proposed SFD structure located at...
1819 10th Street, N.W.,
Lot 212 in Square 0362
Zone R-4
DCRA File Job #B1102604
DCRA BZA Case #FY-11 – 12-Z**

Review of plans for the proposed second story rear addition at the above subject premises indicates the Board of Zoning Adjustment approval is required as follows:

1. Variance pursuant to § 403.2 to allow a second story rear addition for a structure that exceeds the maximum allowable lot occupancy. (§ 3103.2).
2. Variance pursuant to § 406.1 to allow a second story rear addition for a structure that does not provide the minimum required width and area for a closed court. (§ 3103.2).
3. Variance pursuant to § 2001.3 to allow second story rear addition for a nonconforming structure that does not comply with lot occupancy requirement in R-4 zone. (§ 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. 18293
EXHIBIT NO. 4

1100 4th Street, SW 3rd Floor Washington, D.C. 20024
Phone: (202) 442-4576 Fax: (202) 442-4871

Board of Zoning Adjustment
District of Columbia
CASE NO.18293
EXHIBIT NO.4

NOTES AND COMPUTATIONSADDRESS: **1819 10th St, NW**LOT(S): **212**SQUARE: **0362****SFD**ZONED: **R-4****REQUIRED****ALLOWED****PROVIDED****VARIANCE**

LOT AREA	1800 Sq. Ft.		1547 Sq. Ft.	N/A
LOT WIDTH	18 Ft.		18.75 Ft.	N/A
LOT OCCUPANCY (60%)		928.1 Sq. Ft. (Max. 60 %)	1449.5 Sq. Ft. (93.6%)	521.4 Sq. Ft. 33.6 %
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1		1	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20 Ft. min.		20 Ft.	
SIDE YARD	N/A		N/A	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	Width: 9.3 Ft min Area: 350 Sq. Ft. min.		Width: 5.2 Ft. Area: 74.8 Sq. Ft.	Width: 4.1 Ft. Area: 275.2 Sq. Ft.