

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



October 28, 2011

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator

SUBJECT: Proposed addition to an existing single family dwelling. The structure is located at
520 T Street NW
Lot 0036 in Square 3093
Zoned R-4
DCRA File Job #B1107137
DCRA BZA Case #FY-11-38-Z

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

1. Special Exception pursuant to § 223.1 to allow a deck addition to a Single Family Structure that does not comply with § 403.2 maximum lot occupancy requirement and § 404.1, minimum rear yard setback requirement. (§3104.1).

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. 18303

EXHIBIT NO. 14

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.18303
EXHIBIT NO.14

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OFFICE OF ZONING

(Permit #B1107137) FY11-38-Z

NOTES AND COMPUTATIONS

ADDRESS: 520 T Street, NW

LOT(S): 0036

SQUARE: 3093

Rear deck

ZONED: R-4

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	1800 Sq. Ft.		941 Sq. Ft.	N/A
LOT WIDTH	18 Ft		16.7 Ft	N/A
LOT OCCUPANCY		564.6 Sq. Ft. (Max.60 %)	Existing 596.1 Sq. Ft. Proposed 58.5 Sq. Ft. Total: 654.6 Sq. Ft. (69.6%)	90.0 Sq. Ft. (9.6%)
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1		0	N/A
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A			
REAR YARD	20 Ft min.		7.5 Ft.	12.5 Ft.
SIDE YARD	N/A		N/A	N/A
COURT, OPEN	N/A		N/A	N/A
COURT, CLOSED	N/A		N/A	

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CITY OF ZONING