

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



July 11, 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. Variance pursuant to § 403.2 to allow a deck addition to a Single Family Structure that does not comply with maximum lot occupancy requirement. (§3103.2)
2. Variance pursuant to § 2001.3 to allow the enlargement of a nonconforming structure that does not comply with maximum lot occupancy requirement. (§3103.2)
3. Special Exception pursuant to § 223.1 to allow a deck addition to a Single Family Structure that does not comply with § 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.

2011 SEP 19 AM 10:05

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 586.7 Sq. Ft. Proposed 91.8 Sq. Ft. Total: 678.5 Sq. Ft. (72.1%)	113.9 Sq. Ft. (12.1%)
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.		0 Ft.	20 Ft.
SIDE YARD	N/A		N/A	N/A
COURT, OPEN	N/A		N/A	N/A
COURT, CLOSED	N/A		N/A	

2011 SEP 19 AM 10:05
OFFICE OF ZONING