

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



August 12, 2011

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *on 22*
Zoning Administrator

SUBJECT: Proposed 2nd story rear deck addition to an existing single family dwelling. The structure is located at
225 Ascot Place, NE
Lot 0056 in Square 3557
Zoned R-3
DCRA File Job #B1109114
DCRA BZA Case #FY-11-43-Z

2011 SEP 23 PM 12:49

OFFICE OF ZONING

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 for a 2nd story rear deck addition that does not comply with § 403.2 maximum lot occupancy and § 404.1 required rear yard setback. (§ 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.

18307

EXHIBIT NO.

5

(Permit #B1109114) FY11-43-Z

NOTES AND COMPUTATIONS

ADDRESS: **225 Ascot Pl, NE**

LOT(S): **0056** SQUARE: **3557**

SFD

ZONED: **R-3**

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REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	2000 Sq. Ft.		1115.4 Sq. Ft.	N/A
LOT WIDTH	20 Ft.		18.59 Ft.	N/A
LOT OCCUPANCY (%)		669.2 Sq. Ft. (Max. 60 %)	721.7 Sq. Ft. (64.7%)	52.5 Sq. Ft. 4.7 %
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1		1 Exist.	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20 Ft. min.		10 Ft.	10 Ft.
SIDE YARD	N/A		N/A	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	