

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



September 9, 2011

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator

SUBJECT: Proposed addition to an existing non-conforming SFD detached structure. The structure is located at:
4029 Gault Place, NE.
Lot 0039 in Square 5077
Zoned: R-4
DCRA File Job #B1107971-E
DCRA BZA Case #FY-11- #46-Z

2011 OCT 19 AM 10:44

DC. 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 from Section 223.1 to permit addition to an existing non-conforming SFD detached structure of § 2001.3 without compliance with the maximum allowed lot occupancy of § 403.2, without meeting the minimum required rear yard setback of § 404.1 and without meeting the minimum side yard setback of § 405.9. (§ 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. 18320

EXHIBIT NO. 6

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.18320
EXHIBIT NO.6

5905 NOTES AND COMPUTATIONS**Address: 4029 Gault Place, NE.****LOT # 0039****SQUARE:# 5077****SFD Detached
Structure****ZONED: R-4****REQUIRED****ALLOWED****PROVIDED****VARIANCE**

LOT AREA	4,000 Sq .Ft.		2,700 Sq. Ft. (Exist.)	1,600 Sq. Ft. (Exist.)	40% (Exist,)
LOT WIDTH	40 Ft.		30 Ft (Exist.).	10 Ft. (Exist.)	25% (Exist.)
LOT OCCUPANCY (40%)		960 Sq. Ft. (40%)	Exist. 1,123 Sq. Ft. 47% Add. 173 Sq. Ft. Total: 1,295 Sq. Ft. (54%)	275 Sq. Ft	14%
FLOOR AREA RATIO ()		N/A	N/A		
PARKING SPACES	1		Exist.		
LOADING BERTHS	N/A		N/A		
FRONT YARD	N/A		N/A		
REAR YARD	Min. 20 Ft.		18'Ft	2 Ft.	10%
SIDE YARD	Min. 8 Ft. & 8 Ft.		8.5 Ft. & 1.5 Ft.	6.5 Ft.	81%
COURT, OPEN	N/A		N/A	N/A	
COURT, CLOSED	N/A		N/A	N/A	