

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



November 10, 2011

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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *m 22*
Zoning Administrator

SUBJECT: Proposed addition to an existing single family dwelling (SFD) detached structure. The structure is located at
1415 Otis Street, NE
Lot 0025 in Square 4004
Zoned R-1-B
DCRA File Job #B1109395
DCRA BZA Case # FY-11- 49-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 § 400.1 to permit a proposed 2-story addition to an existing 2-story SFD detached structure which will not be in compliance with the maximum allowed height in number of stories in the R-1-B residential zone district. (§ 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. 18329

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.18329
EXHIBIT NO.4

(Permit #B1109395-C) FY11-#49-Z

5905 NOTES AND COMPUTATIONS

ADDRESS 1415 Otis St., NE.

LOT(S): 0025

SQUARE: 4004

ZONED: R-1-B
PROVIDED

REQUIRED

ALLOWED

VARIANCE

LOT AREA	5,000 Sq. Ft.		9,430 Sq.Ft.	
LOT WIDTH	50 Ft.		69.83 Ft.	
LOT OCCUPANCY (40%)		3,772 Sq. Ft. (Max.40 %)	1,709 Sq. Ft. 18%	
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	Min.25 Ft.		74.83Ft.	
SIDE YARD	8 Ft. & 8 Ft.		7 Ft. & 29.83 Ft. (7 Ft. for addition allowed under § 405.8)	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	
HEIGHT, FEET	40 Ft.'		35.33 Ft.	
STORIES	3		4	1 33%