

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



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December 22, 2011

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *m22*
Zoning Administrator

SUBJECT: Proposed one-story rear deck addition to an existing single family. The structure is located at:
1618 22nd Street, NW
Lot 0023 in Square 2512
Zoned D/R-3
DCRA File Job #B1202917
DCRA BZA Case #FY-12-12-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 for a one-story rear deck addition to a structure that will be in excess of the allowable lot occupancy in D/R-3 Zoning District. (§ 3103.2)
2. Variance pursuant to § 404.1 for a one-story rear deck addition to a structure that does not comply with the minimum rear yard setback requirements in D/R-3 Zoning District. (§ 3103.2)
3. Variance pursuant to § 2001.3 for a one-story rear deck addition to a nonconforming structure that does not comply with maximum lot occupancy in D/R-3 Zoning 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. 18343
EXHIBIT NO. 5

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.18343
EXHIBIT NO.5

NOTES AND COMPUTATIONSADDRESS: **1618 22nd St NW**LOT(S): **0023**SQUARE: **2512**

SFD

ZONED: **D/R-3****REQUIRED****ALLOWED****PROVIDED****VARIANCE**

LOT AREA	2000 Sq. Ft.		1100 Sq. Ft.	N/A
LOT WIDTH	20 Ft		22 Ft	N/A
LOT OCCUPANCY (60%)		660 Sq. Ft. (Max. 60 %)	1085.3 Sq. Ft. (98.7%) Proposed 894.74 Sq. Ft. (81.34%) Existing	425.3 Sq. Ft. 38.7 %
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.		0.67 Ft.	19.33 Ft.
SIDE YARD	N/A		N/A	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	

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