

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

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February 10, 2012

--REVISED--

MEMORANDUM

To: Board of Zoning Adjustment

From: Matthew LeGrant *ml 22*
Zoning Administrator

Subject: Proposed rear addition to an existing four (4) unit apartment building with three (3) floors and a cellar located at...
3453 Holmead Place, N.W.
Square 2834
Lot 0073
Zone R-4
DCRA File Job #B1102759
DCRA BZA Case # FY-11-19-Z

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Review of plans at the above subject premises indicates that Board of Zoning Adjustment approval is required as follows:

1. Variance from § 400.1 to allow an addition to an existing apartment building which will exceed the maximum allowable height of building in number of stories in the R-4 residential zone district. (§ 3103.2)
2. Variance from § 406.1 to permit an addition to an existing non-conforming apartment building which will increase the non-conformity of the open court width in the R-4 residential zone district. (§ 3103.2)

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO.

18376

EXHIBIT NO.

5

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.

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.18376
EXHIBIT NO.5

NOTES AND COMPUTATIONS

ADDRESS: 3453 Holmead Place, N.W.

LOT(S): 0073

SQUARE: 2834

ZONED: R-4

	<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>VARIANCE</u>
LOT AREA	4000 Sq. Ft.		2117 Sq. Ft. (Exist.)	1883 Sq. Ft. (Exist.) 47%
LOT WIDTH	40 Ft.		16.67 Ft. (Exist.)	23.33 Sq. Ft. (Exist.) 58%
LOT OCCUPANCY 0		Greater of 60% or Existing	1258.6 Sq. Ft. (Exist. 59.44%)	
FLOOR AREA RATIO (Max. 1.8)		N/A	N/A	
PARKING SPACES	2		0 (non-conforming)	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	Min. 20 Ft.		29 Ft.	
SIDE YARD	N/A		N/A	
COURT, OPEN	Min. 10 Ft.		2.67 Ft.	7.33 FT. 73%

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COURT, CLOSED	N/A		N/A	
<u>BLDG. Height:</u> ▪ Height < Feet Stories	Max. 40 Ft. 3 Stories		38 Ft. 6 In. 4 Stories	1 Story 33%

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