

18381

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

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March 19, 2012

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator *WMB*

SUBJECT: Proposed new single family dwelling (SFD) semi-detached structure.
The structure is proposed to be located at
4336 Douglas Street, NE.
Lot: 0115 in Square: 5116
Zoned: R-1-B
DCRA File Job # B1107286
DCRA BZA Case # FY12 - 10-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 § 401.3 to allow a proposed new SFD semi-detached structure on a lot not in compliance with the minimum lot width in the R-1-B residential zone district (§ 3103.2).
2. Variance pursuant to § 405.9 to allow a proposed SFD structure without providing a second required side yard with a minimum setback in the R-1-B residential zone district (§ 3103.2).
3. Variance pursuant to § 201.1 to permit a proposed SFD semi-detached structure 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. 18381
EXHIBIT NO. 23

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. 18381
EXHIBIT NO. 23

NOTES AND COMPUTATIONSADDRESS: 4336 Douglas St., NE.LOT(S): 0115SQUARE: 5116New SFD Semi-
Detached structure.ZONED: R-1-B**REQUIRED****ALLOWED****PROVIDED****SPECIAL EXCEPTION**

LOT AREA	5,000 Sq. Ft.		5,654 Sq. Ft.	
LOT WIDTH	50 Ft.		25 Ft.	25 Ft. 50%
LOT OCCUPANCY (40%)		2,262 Sq. Ft. (Max. 40%)	946 Sq. Ft. 17%	
FLOOR AREA RATIO (N/A)		N/A	N/A	
PARKING SPACES	1		1 (Rear Parking Pad)	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	Min. 25 Ft.		134.58 Ft.	
SIDE YARD	8 Ft. & 8 Ft.		0 Ft. & 5 Ft.	8 Ft. & 3 Ft. 100% & 38%
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	

Acc. Bldg.: Garage .Location	N/A		N/A	
.Height Feet				
.Height #Stories	N/A		N.A	
.Alley from center: % Occupied Area in Required Rear Yard Area	N/A		N/A	