

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



January 30, 2012

RECEIVED
D.C. OFFICE OF ZONING
2012 MAR 15 PM 4:00

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator

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-C
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. Special Exception pursuant to § 223 to allow a proposed lot width not in compliance with the minimum lot width of § 401.3 and to allow a side yard setback not in compliance with the minimum side yard setback of § 405.9 for the proposed new SFD semi-detached structure in the R-1-B residential zone. (§ 3104.1).
2. Variance pursuant to § 201.1 to permit the proposed SFD semi-detached structure in the R-1-B residential zone. (§ 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. 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.18381
EXHIBIT NO.5

NOTES AND COMPUTATIONSADDRESS: **4336 Douglas St., NE.**LOT(S): **0115**SQUARE: **5116**New 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	

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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	

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