

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



RECEIVED
D.C. OFFICE OF ZONING
2012 MAR 22 PM 4: 49

March 19, 2012

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator

SUBJECT: Pergola for an existing single family dwelling The structure is located
at
2100 1st Street, NW
Lot 0024 in Square 3119
Zoned R-4
DCRA File Job #B1200579
DCRA BZA Case #FY-12-27-Z

Review of the plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows

1. Variance from § 2001 3 (b) to allow the pergola for an existing single family residence that does not comply with the maximum lot occupancy requirement as required by § 403 2 (§ 3102).

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 18385
EXHIBIT NO 5

NOTES AND COMPUTATIONS

ADDRESS 2100 1st Street, N.W.

LOT(S) 0024

SQUARE 3119

ZONED R-4

	<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>VARIANCE</u>
LOT AREA	4000 Sq. Ft.		1788 Sq. Ft. (Exist.)	2212 Sq. Ft. (Exist.)
LOT WIDTH	40 Ft.		19.87 Ft. (Exist.)	20.13 Sq. Ft. (Exist.)
LOT OCCUPANCY	60%	1072.8 Sq. Ft.	1530.55 Sq. Ft. (70%) <u>438 Sq. Ft. (pergola)</u> 1968.55 Sq. Ft.	438 Sq. Ft.
FLOOR AREA RATIO (Max. 1.8)		N/A	N/A	
PARKING SPACES	1		0 (non-conforming)	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	Min. 20 Ft.		8.12 Ft. (2 nd floor allowed as per Section 404.4)	11.88 Ft. (Exist.)
SIDE YARD	N/A		N/A	

RECEIVED
D.C. OFFICE OF ZONING
2012 MAR 22 PM 4:50