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

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8/19/11 JW copy

April 25, 2011

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MEMORANDUM

TO: Board of Zoning Adjustment

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

SUBJECT: Proposed addition to an existing church building. The structure is located at
2811 14th Street NE
Lot 0029 in Square 4020
Zoned R-1-B
DCRA File Job #B1010556
DCRA BZA Case #FY-11-27-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 § 403.2 to permit a one-story addition to an existing church that will exceed the maximum allowable percentage of lot occupancy. (§ 3103.2)
2. Variance from § 404.1 to permit a one-story addition to an existing church that does not conform to minimum rear yard setback requirement in R-1-B. (§ 3103.2)
3. Variance from § 2101.1 to permit a load increase to an existing church without providing the minimum number of required parking spaces. (§ 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. 18391
EXHIBIT NO. 4

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. 18391
EXHIBIT NO. 4

NOTES AND COMPUTATIONSADDRESS: **2811 14th St NE**LOT(S): **0029**SQUARE: **4020**

Church

ZONED: **R-1-B****REQUIRED****ALLOWED****PROVIDED****VARIANCE**

LOT AREA	5000 Sq. Ft.		5000 Sq. Ft.	N/A
LOT WIDTH	50 Ft.		50 Ft.	N/A
LOT OCCUPANCY (60%)		3000 60%	3626.3 Sq. Ft. 72.5%	626.3 Sq. Ft. 12.5%
FLOOR AREA RATIO ()		N/A	N/A	N/A
PARKING SPACES	1 space per ea 10 seats 148 seats = 15 spaces		0	15
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	25 Ft.		8 Ft.	17 Ft.
SIDE YARD	8 Ft.		7.8 Ft. (Existing)	N/A
COURT, OPEN	N/A		N/A	N/A
COURT, CLOSED	N/A		N/A	N/A

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