

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



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March 21, 2012

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator

SUBJECT: Proposed addition to an existing flat. The structure is located at
149 D Street, SE
Lot 0074 in Square 0734
Zoned: CAP/R-4
DCRA File Job #B1204102
DCRA BZA Case #FY-12-17-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 from § 223.1 to permit a 2nd level rear deck addition to an existing flat which will exceed the maximum allowed lot occupancy from § 403.2 in the CAP/R-4 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. 18393
EXHIBIT NO. 4

NOTES AND COMPUTATIONS**149 D St., SE.****LOT: 0079****SQUARE: :0734****ZONED: CAP/R-4**

	<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>SPECIAL EXCEPTION</u>
LOT AREA	Min. 1,800 Sq. Ft.		1,768 Sq. Ft. (Exist.)	32 Sq. Ft. (Exist.) 1.8% (Exist.)
LOT WIDTH	Min. 18 Ft.		18.72Ft.	
LOT OCCUPANCY (60%)		1,061 Sq. Ft. (Max. 60%)	Exist. : 992Sq. Ft. Add. : 138 Sq. Ft. Total: 1,130 Sq. Ft. (64%)	69 Sq. Ft 4%
FLOOR AREA RATIO (1.8)		3,182 Sq. Ft (Max. 1.8).	Exist. 2,976 Sq. Ft. Add. 139 Sq. Ft. Total 3,114 Sq. Ft. (1.76%)	
PARKING SPACES	1		Exist.	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	Min. 20 Ft.		31 Ft.	
SIDE YARD	N/A		N/A	N/A
COURT, OPEN	N/A		N/A	N/A
COURT, CLOSED	N/A		N/A	

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