

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



May 7, 2012

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MEMORANDUM

TO: Board of Zoning Adjustment

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

SUBJECT: Proposed rear addition and deck to an existing single family dwelling (SFD) semi-detached. The structure is located at
1906 35th Street, NW
Lot 0836 in Square 1296
Zoned R-3
DCRA File Job #B1206986
DCRA BZA Case #FY-12-39-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 § 223.1 to permit a rear addition and deck to an existing non-conforming SFD semi-detached structure by § 2001.3 (a) (b) (1) & (2) that does not comply with the maximum lot occupancy requirement of § 403.2; and with the minimum width of an open court requirement of § 406.1 in the R-3 residential zone district. (§ 3104.1)

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. 18407
EXHIBIT NO. 5

NOTES AND COMPUTATIONSADDRESS: 1906 35th Street, NWLOT(S): 0836SQUARE: 1296

Rear Addition

ZONED: R-3

REQUIREDALLOWEDPROVIDEDVARIANCE

LOT AREA	3000 Sq. Ft		3070 Sq. Ft	N/A
LOT WIDTH	30 Sq. Ft.		27.27 Ft.	N/A
LOT OCCUPANCY (40%)	N/A	1228 Sq. Ft. (Max.40 %)	Existing 1570 Sq. Ft. Proposed 65 Sq. Ft. Total: 1635 Sq. Ft. 53 (%)	407 Sq. Ft. (13%)
FLOOR AREA RATIO ()	N/A	N/A	N/A	N/A
PARKING SPACES	1		1	N/A
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	N/A
REAR YARD	20 Ft.		49 Feet	N/A
SIDE YARD	8 Ft.		6 Ft. (Pre-1958)	N/A
COURT, OPEN	9.2 Ft.		1 Ft.	8.1 Ft.
COURT, CLOSED	N/A		N/A	N/A

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