

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



May 16, 2012

MEMORANDUM

TO Board of Zoning Adjustment

FROM Matthew Le Grant *MLG*
Zoning Administrator

SUBJECT Proposed addition to an existing single family dwelling (SFD) row structure The structure is located at
2432 39th Place, NW
Lot 0213 in Square 1810
Zoned R-3
DCRA File Job #B1206876
DCRA BZA Case #FY-12-33-Z

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D.C. OFFICE OF ZONING
2012 JUN 11 PM 2:03

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 rear deck addition to an existing 2-floor & Basement SFD row structure which will exceed the maximum lot occupancy allowed by § 403 2 & will not comply with the minimum required rear yard setback from § 404 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. 18428

EXHIBIT NO. 7

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.18428
EXHIBIT NO.7

NOTES AND COMPUTATIONS

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2432 39th Place., NW.LOT: 0213

Rear deck Addition
to a SFD row

ZONED: R-3REQUIREDALLOWEDPROVIDEDVARIANCE

LOT AREA	Min 2,000 Sq Ft		1,512 Sq Ft (Exist.)	488 Sq. Ft (Exist)	24% (Exist)
LOT WIDTH	Min 20 Ft		18 Ft (Exist)	2 Ft. (Exist)	10% (Exist.)
LOT OCCUPANCY (60%)		907 Sq Ft (Max 60%)	795 Sq Ft. (Exist) <u>144 Sq Ft. (Add.)</u> 939 Sq Ft. Total (62%)	32 Sq Ft.	2%
FLOOR AREA RATIO ()		N/A	N/A		
PARKING SPACES	1		1		
LOADING BERTHS	N/A		N/A		
FRONT YARD	N/A		N/A		
REAR YARD	Min 20 Ft		17 5 Ft	2 5 Ft	12 5%
SIDE YARD	N/A		N/A		
COURT, OPEN	N/A		N/A		
COURT, CLOSED	N/A		N/A		