

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



April 6, 2012

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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *NLG*
Zoning Administrator *WMB*

SUBJECT: Proposed new Single Family semi-detached structure. The structure is located at
156 Forrester Street, SW
Lot 0012 in Square 6239
Zoned R-2
DCRA File Job #B1206424
DCRA BZA Case #FY-12-31-Z

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

1. Variance pursuant to § 401.3 for the construction of a new Single Family semi-detached structure without providing the minimum required lot width and lot area in R-2 Zoning District. (§ 3103.2)
2. Variance pursuant to § 404.1 for the construction of a new Single Family semi-detached structure without providing the minimum required side yard in R-2 Zoning 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. 18430
EXHIBIT NO. 5

(Permit #B1206424) FY12-31-Z

NOTES AND COMPUTATIONS

ADDRESS: **156 Forrester St SW**

LOT(S): **0012**

SQUARE: **6239**

SFD

ZONED: **R-2**

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	3000 Sq. Ft.		2464 Sq. Ft.	536 Sq. Ft.
LOT WIDTH	30 Ft.		22 Ft.	8 Ft.
LOT OCCUPANCY (40%)		985.6 Sq. Ft. (Max. 40 %)	948.2 Sq. Ft. (38.5%)	N/A
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1		1	N/A
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20 Ft. min.		44.1 Ft.	N/A
SIDE YARD	8 Ft.		4 Ft.	4 Ft.
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	