

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



July 2, 2012

**MEMORANDUM**

TO: Board of Zoning Adjustment  
*MLeG*

FROM: Matthew Le Grant  
Zoning Administrator

SUBJECT: Proposed rear deck addition. The structure is located at  
1139 Abbey Place, NE  
Lot 0193 in Square 0773  
Zoned R-4  
DCRA File Job #B1208901  
DCRA BZA Case #FY-12-44-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 for a rear deck addition that does not comply with § 403.2 maximum lot occupancy, and § 404.1 required rear yard. (§ 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.

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BOARD OF ZONING ADJUSTMENT  
District of Columbia  
CASE NO. 18447  
EXHIBIT NO. 4

## NOTES AND COMPUTATIONS

ADDRESS: 1139 Abbey Pl NELOT(S): 0193SQUARE: 0773

SFD

ZONED: R-4

|                        | <u>REQUIRED</u> | <u>ALLOWED</u>               | <u>PROVIDED</u>          | <u>VARIANCE</u>    |
|------------------------|-----------------|------------------------------|--------------------------|--------------------|
| LOT AREA               | 1800 Sq. Ft.    |                              | 1038 Sq. Ft.             | N/A                |
| LOT WIDTH              | 18 Ft.          |                              | 16 Ft.                   | N/A                |
| LOT OCCUPANCY<br>(60%) |                 | 622.8 Sq. Ft.<br>(Max. 60 %) | 629.8 Sq. Ft.<br>(60.7%) | 7 Sq. Ft.<br>0.7 % |
| FLOOR AREA RATIO ()    |                 | N/A                          | N/A                      |                    |
| PARKING SPACES         |                 |                              | N/A                      |                    |
| LOADING BERTHS         | N/A             |                              | N/A                      |                    |
| FRONT YARD             | N/A             |                              | N/A                      |                    |
| REAR YARD              | 20 Ft. min.     |                              | 18 Ft.                   | 2 Ft.              |
| SIDE YARD              | N/A             |                              | N/A                      |                    |
| COURT, OPEN            | N/A             |                              | N/A                      |                    |
| COURT, CLOSED          | N/A             |                              | N/A                      |                    |

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