

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

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

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.

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

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(Permit #B1208901) FY12-44-Z

## NOTES AND COMPUTATIONS

ADDRESS: 1139 Abbey PI NE

LOT(S): 0193

SQUARE: 0773

SFD

ZONED: R-4

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	1800 Sq. Ft.		1038 Sq. Ft.	N/A
LOT WIDTH	18 Ft.		16 Ft.	N/A
LOT OCCUPANCY (60%)		622.8 Sq. Ft. (Max. 60 %)	629.8 Sq. Ft. (60.7%)	7 Sq. Ft. 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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