

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



September 13, 2012

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MEMORANDUM

TO: Board of Zoning Adjustment

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

SUBJECT: Proposed rear deck addition to SFD structure. The structure is located at
2926 Newark Street, NW
Lot 0857 in Square 2082
Zoned R-1-B
DCRA File Job #B1212979
DCRA BZA Case #FY-12-52-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 § 403.2 for the addition of a rear deck to an existing Single Family semi-detached structure that exceeds the maximum allowable lot occupancy in R-1-B. (§ 3103.2)
2. Variance pursuant to § 404.1 the addition of a rear deck to an existing Single Family semi-detached structure without providing the minimum required rear yard in R-1-B Zoning District. (§ 3103.2)
3. Variance pursuant to § 405.9 for the addition of a rear deck to an existing Single Family semi-detached structure without providing the minimum required side yard in R-1-B Zoning District. (§ 3103.2)
4. Variance pursuant to § 406.1 for the addition of a rear deck to an existing Single Family semi-detached structure without providing the minimum required open court width in R-1-B Zoning District. (§ 3103.2)

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18480
EXHIBIT NO. 6

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.18480
EXHIBIT NO.6

5. Variance pursuant to § 200.4 for the alteration and conversion of a semi-detached Single family structure into a single family row structure in R-1-B 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.

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(Permit #B1212979) FY12-52-Z

NOTES AND COMPUTATIONS

ADDRESS: 2926 Newark St NW

LOT(S): 0857

SQUARE: 2082

SFD

ZONED: R-1-B

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	5000 Sq. Ft.		3342 Sq. Ft.	N/A
LOT WIDTH	50 Ft.		31 Ft.	N/A
LOT OCCUPANCY (40%)		1336.8 Sq. Ft. (Max. 40 %)	1963.75 Sq. Ft. (58.7%)	626.9 Sq. Ft. (18.7 %)
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1		1	N/A
REAR YARD	25 Ft. min.		0.5 Ft.	24.5 Ft.
SIDE YARD	8 Ft.		0 Ft.	8 Ft.
COURT, OPEN	6 Ft.		3 Ft.	3 Ft.
COURT, CLOSED	N/A		N/A	

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