

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



October 15, 2012

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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator

SUBJECT: Proposed rear addition to an existing nonconforming Flat structure. The structure is located at
1751 18th St, NW
Lot: 0095 in Square: 0153
Zoned: DC/R-5-B
DCRA File Job #B1214107-D
DCRA BZA Case #FY 12- #59-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 Section 2001.3 (a) and (b) to permit an addition to an existing nonconforming flat in the DC/R-5-B residential zone district with the DuPont Circle Overlay District.(Section 3203.2)
2. Variance pursuant to Section 403.2 to permit a rear addition to an existing nonconforming flat which exceeds the maximum percentage of lot occupancy allowed in the DC/R-5-B residential zone district with the DuPont Circle Overlay District (Section 3103.2).
3. Variance pursuant to Section 404.1 to permit a rear addition to an existing flat which increases the non-conformity of the existing rear yard setback in the DC/R-5-B residential zone district with the DuPont Circle Overlay District (Section 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.

NOTES AND COMPUTATIONS

1751 18th St., NW.LOT: 0095SQUARE: : 0153Rear Addition to a
FlatZONED: DC/ R-5--B

	<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>VARIANCE</u>
LOT AREA	N/P.		936 Sq. Ft..	
LOT WIDTH	N/P.		18 Ft.	
LOT OCCUPANCY (60%)		562 Sq. Ft. (Max. 60%)	Exist. : 756 Sq. Ft. (81%) Add. : 54 Sq. Ft. Total: 810 Sq. Ft. (87%)	248 Sq. Ft 27%
FLOOR AREA RATIO (1.8)		1,685 Sq. Ft. (Max. 1.8)	1,620 Sq. Ft. (1.73)	
PARKING SPACES	1		Exist.	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	Min. 15 Ft.		7 Ft.	8 Ft. 53%
SIDE YARD	N/A		N/A	N/A
COURT, OPEN	N/A		N/A	N/A
COURT, CLOSED	N/A		N/A	

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