

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



July 31, 2012

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *NLG*
Zoning Administrator

SUBJECT: Proposed Rear Deck and stairs with Pergola addition to an existing nonconforming, single family row dwelling.
The structure is located at:
1425 North Carolina Avenue, NE
Lot 0094 in Square 1056
Zoned R-4
DCRA File Job #B1211646
DCRA BZA Case #FY-12-50-Z

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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 § 2001.3 to permit a rear deck and stairs with pergola addition to an existing nonconforming SFD row structure that does not comply with the maximum lot occupancy of § 403.2 in the R-4 residential zone district. (§ 3103.2).
2. Variance pursuant to § 223.1 to permit a rear deck and stairs with pergola addition to an existing nonconforming SFD row structure that does not comply with the minimum rear yard requirement of § 404.1 in the R-4 residential zone 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.

NOTES AND COMPUTATIONSADDRESS: 1425 North Carolina Avenue, NELOT(S): 0094SQUARE: 1056Rear Deck with stairs
and Pergola AdditionNote: 36" high
planters on deck

ZONED: R-4

REQUIREDALLOWEDPROVIDEDVARIANCE

LOT AREA	1800 Sq. Ft		2000 Sq. Ft	N/A
LOT WIDTH	18 Sq. Ft.		40 Ft.	N/A
LOT OCCUPANCY (60%)		1200 Sq. Ft. (Max.60 %)	Existing 1307 Sq. Ft. (65 %) Proposed 574 Sq. Ft. Total: 1879 Sq. Ft. (94 %)	679 Sq. Feet
FLOOR AREA RATIO ()	N/A	N/A	N/A	N/A
PARKING SPACES	N/A			N/A
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	N/A
REAR YARD	20 Feet		3 Feet	17.0
SIDE YARD	N/A			N/A
COURT, OPEN	N/A		N/A	N/A
COURT, CLOSED	N/A		N/A	N/A

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