

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



January 3, 2013

MEMORANDUM

TO: Board of Zoning Adjustment

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

SUBJECT: Proposed accessory apartment to an existing single family dwelling.
The structure is located at
2919 39th Street, NW
Lot 0076 in Square 1814
Zoned R-2
DCRA File Job #B1302155
DCRA BZA Case #FY-13-6-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 § 202.10 to allow the addition of an accessory apartment in the basement of an existing single family residence. (§ 3104).

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. 18532

EXHIBIT NO. 5

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.18532
EXHIBIT NO.5

(Permit #B1302155) FY10-6-Z

NOTES AND COMPUTATIONS

ADDRESS: 2919 39th St NW

LOT(S): 0076

SQUARE: 1814

SFD

ZONED: R-2

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA PER §401.3	3000 Sq. Ft.		3885 Sq. Ft.	N/A
LOT WIDTH	30 Ft.		30 Ft	N/A
LOT OCCUPANCY (40%)		1554 Sq. Ft. (Max. 40 %)	Not Provided	N/A
LOT AREA PER §202.10(a) (3)	4000 Sq. Ft.		3885 Sq. Ft.	115 Sq. Ft.
TOTAL GROSS FLOOR AREA PER §202.10 (b)	2000 Sq. Ft.		3072 Sq. Ft.	N/A
GROSS FLOOR AREA OF ACCESSORY APARTMENT PER §202.10 (b)		768 Sq. Ft. (25%)	927 Sq. Ft. (30%)	159 Sq. Ft. (5%)
PARKING SPACES	1		1	N/A
REAR YARD	20 Ft. min.		Not Provided	N/A
SIDE YARD	N/A		Not Provided	N/A
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	