

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



January 28, 2013

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator

SUBJECT: Proposed rear deck addition to an existing SFD row structure. The structure is located at
1458 Spring Road, NW
Lot: 0043 in Square: 2690
Zoned: R-4
DCRA File Job #B1207915-WT
DCRA BZA Case #FY 12- #38-Z

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D.C. OFFICE OF ZONING
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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. Special Exception pursuant to § 223.1 to permit a rear deck addition to an existing SFD row structure which exceeds the maximum allowed lot occupancy of Section 403.2 in the R-4-residential zone district (§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. 18549
EXHIBIT NO. 4

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.18549
EXHIBIT NO.4

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TOWN OF TONING
NOTES AND COMPUTATIONS

1458 Spring Rd., NW.

2013 FEB 28 PM 1:13
ZONED: R-4

SQUARE: **2690**

**A Single Family
Dwelling w/ Rear
Deck**

	<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>SPECIAL EXCEPTION</u>
LOT AREA	Min. 1,800 Sq. Ft.		1,520 Sq. Ft. (Exist.)	280 Sq. Ft. (Exist.) 16% (Exist.)
LOT WIDTH	Min. 18 Ft.		20 Ft.	
LOT OCCUPANCY (60%)		912 Sq. Ft. (Max. 60%)	Exist. 840 Sq. Ft. <u>Prop. 200 Sq. Ft.</u> Total 1040 Sq. Ft. 68%	128 Sq. Ft. 8%
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	N/A		N/A	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	Min. 20 Ft.		20 Ft.	
SIDE YARD	N/A		N/A	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	