

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



February 6, 2013

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator

SUBJECT: Proposed Rear Porch addition to an existing, nonconforming
SFD row structure.
The structure is located at:
1375 Massachusetts Ave., SE
Lot 0102 in Square 1037
Zoned R-4
DCRA File Job #B1302045
DCRA BZA Case #FY-13-7-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. Special Exception pursuant to § 2001.3 to permit a rear porch addition to an existing nonconforming SFD row structure that does not comply with the minimum lot occupancy of § 403.2 in the R-4 residential zone district. (§ 3104.1).
2. Special Exception to permit a rear porch 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 (§ 3104.1).
3. Special Exception to permit rear porch addition to an existing nonconforming SFD row structure that does not comply with the minimum court requirement of § 406.1 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.

(Permit #B1302045) FY13-7-Z

BZA
Case # 18556

NOTES AND COMPUTATIONS

ADDRESS: 1375 Massachusetts Ave., SE

LOT(S): 0102

SQUARE: 1037

Rear Porch Addition

ZONED: R-4

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	1800 Sq. Ft		818 Sq. Ft	N/A
LOT WIDTH	18 Sq. Ft.		20 Ft. (Front) 16.94 Ft. (Rear)	N/A
LOT OCCUPANCY (60%)	N/A	491 Sq. Ft. (Max.60 %)	Existing 721 Sq. Ft. 88% Proposed 64 Sq. Ft. Total: 785.4 Sq. Ft. 96%	294 sq feet
FLOOR AREA RATIO ()	N/A	N/A	N/A	N/A
PARKING SPACES	1		0	N/A
LOADING BERTHS	N/A		N/A	N/A
FRONT YARD	N/A		N/A	N/A
REAR YARD	20 Ft.		1.16 Ft.	18.83 Ft.
SIDE YARD	N/A		N/A N/A	N/A
COURT, OPEN	6 Ft.		.75 Southeast (Left) 1.0 Southwest (Right)	5.25 Ft. 5 Ft.
COURT, CLOSED	N/A		N/A	N/A

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