

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



April 2, 2013

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator

SUBJECT: Proposed 3rd floor addition to an existing 2-floor single family dwelling (SFD) detached structure. The structure is located at
3014 S. Dakota Ave., NE.
Lot 0821 in Square 4340
Zoned: R-1-B
DCRA File Job #B1213398
DCRA BZA Case FY13 -11-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 § 223.1 to permit a 3rd floor addition to an existing 2-floor SFD detached structure not in compliance with the required minimum side yard setback under § 405.9 in the R-1-B residential zone district (§ 3104.2).

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.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18583
EXHIBIT NO. 4

NOTES AND COMPUTATIONS**3014 S. Dakota Ave., NE.****LOT: 0821****SQUARE: : 4340****A New 3rd Floor for
an Existing 2-floor
SFD-Detached
Structure****ZONED: R-1-B**

	<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>VARIANCE</u>
LOT AREA	Min. 5,000 Sq. Ft.		6,400 Sq. Ft.	
LOT WIDTH	Min. 50 Ft.		40 Ft. (Exist.)	10 Ft. (Exist.) 20% (Exist.)
LOT OCCUPANCY (40%)		2,560 Sq. Ft. (Max. 40%)	1,217 Sq. Ft. 19%	
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1		Exist.	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	Min. 25 Ft.		78.19 Ft.	
SIDE YARD	8'Ft. & 8 Ft.		2.56 Ft. & 8.87 Ft.	5.41 Ft. 68%
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	

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