

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



February 22, 2013

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator

SUBJECT: Proposed Rear Deck addition to an existing, nonconforming
SFD row structure.
The structure is located at:
1412 Hopkins Street, NW
Lot 0093 in Square 0096
Zoned DC/R-5-B
DCRA File Job #B1303807
DCRA BZA Case #FY-13-10-Z

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 allow the construction of a rear deck addition to an existing nonconforming SFD row structure in the DC/R-5-B residential zone district, (§ 3103.2).
2. Variance pursuant to § 403.2 to allow the construction of a rear deck addition to an existing nonconforming SFD row structure that does not comply with the lot occupancy requirement in the DC/R-5-B residential zone district, (§ 3103.2).
3. Variance pursuant to § 404.1 to allow the construction of a rear deck addition to an existing nonconforming SFD row structure that does not comply with the minimum rear yard requirement in the DC/R-5-B 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.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18593
EXHIBIT NO. 6

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.18593
EXHIBIT NO.6

(Permit #B1303807) FY13-10-Z

NOTES AND COMPUTATIONS

ADDRESS: 1412 Hopkins Street, NW

LOT(S): 0096

SQUARE: 0093

Rear Deck Addition

ZONED: DC/R-5-B

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	None		1424 Sq Ft.	N/A
LOT WIDTH	None		17 Feet	N/A
LOT OCCUPANCY (60%)	N/A	854 Sq. Ft. (Max.60 %)	Existing 1105 Sq. Ft. 76% Proposed 170 Sq. Ft. Total: 1275 Sq. Ft. 90%	421 Sq Ft.
FLOOR AREA RATIO	N/A	N/A	N/A	N/A
PARKING SPACES	1	N/A	1 at Interior Rear Garage	N/A
LOADING BERTHS	N/A	N/A	N/A	N/A
FRONT YARD	N/A	N/A	N/A	N/A
REAR YARD	15 Ft.		None	15 Ft.
SIDE YARD	N/A	N/A	N/A	N/A
COURT, OPEN	6 Ft.		There is an existing 1 st story balcony covering partial of nonconforming open court and proposed to close in the remainder area of 12' 8" x 4'	N/A
COURT, CLOSED	N/A	N/A	N/A	N/A