

18595

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



August 30, 2013

MEMORANDUM

TO: Board of Zoning Adjustment

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

SUBJECT: To allow a rear deck an existing rear 2nd principal structure and
proposed expansion of this structure located at:
620 9th Street, NE
Lot 0846 in Square 0913
Zoned R-4
DCRA File Job #B1304412
DCRA BZA Case #FY-13-15-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. Variance from § 199.1 [Definition of yard] to permit one-story rear deck, less than four feet at rear grade, to occupy in excess of fifty percent of a yard for a nonconforming SFD structure 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 18595

EXHIBIT NO 29

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.18595
EXHIBIT NO.29

(Permit #B1304412) FY13-15-Z

NOTES AND COMPUTATIONS

ADDRESS **620 9th Street, NE**

LOT(S) **0846**

SQUARE: **0913**

Rear Deck with Stairs

ZONED R-4

	<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>VARIANCE</u>
LOT AREA	N/A		1020 Sq Ft	N/A
LOT WIDTH	N/A		17 Ft	N/A
LOT OCCUPANCY (%)	N/A	612 Sq Ft (Max 60 %)	Existing 805 Sq Ft *Proposed 84 Sq Ft Total 805 Sq Ft 79 (%)	*Proposed 84 sq ft rear deck will not add to building area at less than four feet from rear grade
FLOOR AREA RATIO ()	N/A	N/A	N/A	N/A
PARKING SPACES	N/A		N/A	N/A
LOADING BERTHS	N/A		N/A	N/A
FRONT YARD	N/A		N/A	N/A
REAR YARD	N/A – Deck is proposed less than 4' at rear grade		N/A	N/A
Rear Yard Definition 2503 2	Maximum 4' Ft	4 Feet	3'10" from grade to decking	N/A
Yard Definition 199 1	N/A	50%	5'6" Feet	6 3" (Existing SF structure occupies 8'3"
SIDE YARD	N/A		N/A	N/A
COURT, OPEN	N/A – Deck proposed less than 4' above rear grade		N/A	N/A