

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



April 4, 2013

MEMORANDUM

TO Board of Zoning Adjustment

FROM Matthew Le Grant *m22*
Zoning Administrator

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 Special Exception pursuant to § 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 5

(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