

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



May 7, 2013

MEMORANDUM

TO Board of Zoning Adjustment

FROM Matthew Le Grant *MLG*
Zoning Administrator *WLB*

SUBJECT Proposed second story rear and third floor addition to Single Family Row Structure The structure is located at
4916 Belt Road, NW
Lot 0027 in Square 1757
Zoned R-1-B
DCRA File Job #B1305484
DCRA BZA Case #FY-13-19-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 pursuant to § 403.2 for a proposed addition in excess of the maximum allowable lot occupancy in R-1-B. (§ 3103 2)
- 2 Variance pursuant to § 405 9 for a proposed addition that encroaches in the required side yard setback in R-1-B (§ 3103 2)
- 3 Variance pursuant to § 2001.3 for an addition to a nonconforming structure that does not conform to maximum lot occupancy requirements in R-1-B (§ 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. 18609
EXHIBIT NO. 6

(Permit #B1305484) FY13-19-Z

NOTES AND COMPUTATIONS

ADDRESS: 4916 Belt Rd NW

LOT(S): 0027

SQUARE: 1757

SFD

ZONED: R-1-B

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	5000 Sq Ft		2634 Sq Ft	N/A
LOT WIDTH	50 Ft		30 Ft	N/A
LOT OCCUPANCY (40%)		1053 6 Sq Ft (Max 40%)	1202 6 Sq Ft (52 5%)	329 9 Sq Ft 12 5%
PARKING SPACES	1 (9Ft X19 Ft)		None	N/A
REAR YARD	25 Ft min.		Existing 22 Ft Proposed 22 Ft	N/A
SIDE YARD	8 Ft.		Right Side 3.4 Ft Left Side: 4 3 Ft	4 6 Ft 3 7 Ft.
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	

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