

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



May 7, 2013

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D.C. OFFICE OF ZONING
2013 JUN -5 AM 9:47

MEMORANDUM

TO Board of Zoning Adjustment

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

SUBJECT Proposed two-story rear addition The structure is located at
1177 3rd Street, NE
Lot 0276 in Square 0773
Zoned R-4
DCRA File Job #B1305586
DCRA BZA Case #FY13-20-Z

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 for a two-story rear addition that does not comply with § 403 2, maximum lot occupancy and § 404 1 minimum required rear yard (§ 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. 18616
EXHIBIT NO. 7

(Permit #B1305586) FY13-20-Z

NOTES AND COMPUTATIONS

ADDRESS. 1177 3rd St NE

LOT(S). 0276

SQUARE: 0773

SFD

ZONED: R-4

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	1800 Sq Ft		809 Sq Ft	N/A
LOT WIDTH	18 Ft		14.75 Ft	N/A
LOT OCCUPANCY (60%)		485 4 Sq Ft (Max 60 %)	558 4 Sq Ft (69%)	692 Sq Ft 9%
REAR YARD	20 Ft min		17 Ft	3 Ft
SIDE YARD	N/A		N/A	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	