

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



May 17, 2013

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MEMORANDUM

TO: Board of Zoning Adjustment

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

SUBJECT: Proposed 3rd Floor Addition to an existing nonconforming single family dwelling (SFD) semi-detached. The structure is located at 328 16th Street, SE
Lot 0033 in Square 1089
Zoned R-4
DCRA File Job #B1306762
DCRA BZA Case #FY-13-28-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 to permit a 3rd floor addition to an existing nonconforming SFD semi-detached structure by § 2001.3 (a) (b) (1) & (2) that does not comply with the maximum lot occupancy requirement of § 403.2; and side yard requirement § 405.2 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. 18623

EXHIBIT NO. 7

(Permit #B1306762) FY13-28-Z

NOTES AND COMPUTATIONS

ADDRESS: 328 16th Street , SE

LOT(S): 0033

SQUARE: 1089

3rd Floor Addition

ZONED: R-4

	<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>VARIANCE</u>
LOT AREA	3000 Sq. Ft.	N/A	1611 Sq. Ft.	N/A
LOT WIDTH	30 Ft.		18 Ft.	N/A
LOT OCCUPANCY (40%)	N/A	644 Sq. Ft. (Max.40 %)	Existing 806.64 Sq. Ft. Proposed 0 Sq. Ft. Total: 806.64 Sq. Ft. 50 (%)	10%
FLOOR AREA RATIO ()	N/A	N/A	N/A	N/A
PARKING SPACES	1	N/A	1	N/A
LOADING BERTHS	N/A	N/A	N/A	N/A
FRONT YARD	N/A	N/A	N/A	N/A
REAR YARD	20 Ft.	N/A	34.2 Ft.	N/A
SIDE YARD	8 Ft.	8 Ft.	4.9 and 5.1 Ft.	8 Ft.
BUILDING HEIGHT	N/A	40 Ft.	30 Ft.	N/A
COURT, OPEN/CLOSED	N/A		N/A	N/A