

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



June 13, 2013

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MEMORANDUM

TO: Board of Zoning Adjustment

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

SUBJECT: Proposed Carport & Deck above Addition to an existing non-conforming single family dwelling (SFD) row structure.
The structure is located at:
461 Delafield Place, NW
Lot 0212 in Square 3251
Zoned R-3
DCRA File Job #B1302718
DCRA BZA Case #FY-13-34-Z

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 § 223.1 to permit a Carport with Roofed Deck addition to an existing non-conforming SFD row structure by § 2001.3 (a) (b) (1) & (2) that does not comply with the maximum lot occupancy requirement of § 403.2; and rear yard requirement § 404.1 in the R-4 residential zone district. (§ 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. 18628

EXHIBIT NO. 4

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.18628
EXHIBIT NO.4

(Permit #B1302718) FY13-34-Z

NOTES AND COMPUTATIONS

ADDRESS: 461 Delafield Place, NW

LOT(S): 0212

SQUARE: 3251

Carport w/Roofed
Deck Addition

ZONED: R-3

	<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>VARIANCE</u>
LOT AREA	1800 Sq. Ft.		1611 Sq. Ft	N/A
LOT WIDTH	18 Ft.		18. Ft.	N/A
LOT OCCUPANCY (60%)	N/A	967 Sq. Ft. (Max. 60 %)	Existing 1096 Sq. Ft. Proposed 216 Sq. Ft. Total: 1312 Sq. Ft. 81 (%)	3%
FLOOR AREA RATIO (2.5)	N/A		N/A	N/A
PARKING SPACES	1		1 Under Proposed Carport	N/A
LOADING BERTHS	N/A		N/A	N/A
FRONT YARD	N/A		N/A	N/A
REAR YARD	20 Ft.		1.5 Ft.	18.5 Ft.
SIDE YARD	N/A		N/A	N/A
COURT, OPEN	N/A		N/A	N/A
COURT, CLOSED	N/A		N/A	N/A

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