

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



June 20, 2013

MEMORANDUM

TO: Board of Zoning Adjustment

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

SUBJECT: Proposed Rear Deck Addition to an existing conforming single family dwelling (SFD) semi-detached. The structure is located at:
3703 Windom Place, NW
Lot 0054 in Square 1891
Zoned R-2
DCRA File Job #B1307848
DCRA BZA Case #FY-13-37-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 § 223.1 to permit a rear deck addition to an existing conforming SFD semi-detached structure that does not comply with the maximum lot occupancy requirement of § 403.2; and rear yard requirement § 404.1 in the R-2 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. 18630
EXHIBIT NO. 6

(Permit #B1307848) FY13-37-Z

NOTES AND COMPUTATIONS

ADDRESS: 3703 Windom Place, NW

LOT(S): 0054

SQUARE: 1891

Rear Deck Addition

ZONED: R-2

	<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>SPECIAL EXCEPTION</u>
LOT AREA	3000 Sq. Ft.	N/A	3251 Sq. Ft.	N/A
LOT WIDTH	30 Ft.		33 Ft.	N/A
LOT OCCUPANCY (%)	N/A	1300 Sq. Ft. (Max. 40 %)	Existing 1,082 Sq. Ft. Proposed 328 Sq. Ft. Total: 1,410 Sq. Ft. 43 (%)	3%
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	6 Ft. at Stairs and 11 Ft. at Deck	14 Ft.
SIDE YARD	N/At	N/A	N/A	N/A
BUILDING HEIGHT	N/A	N/A	Rear Attached Deck Height of 8 Feet	Information Only
COURT, OPEN/CLOSED	N/A		N/A	N/A

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