

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

June 12, 2013



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MEMORANDUM

TO: Board of Zoning Adjustment

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

SUBJECT: Proposed two-story rear addition to an existing nonconforming Single Family Semi-detached Dwelling. The structure is located at
229 12th Street, SE
Lot 0817 in Square 0990
Zoned R-4
DCRA File Job #B1306206
DCRA BZA Case #FY-13-30-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 § 406.1 required open court, and §2001.3 expansion of a nonconforming structure. (§ 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. 18639
EXHIBIT NO. 2

(Permit #B1306206) FY13-30-Z

NOTES AND COMPUTATIONS

ADDRESS: 229 12th St SE

LOT(S): 0817

SQUARE: 0990

SFD

ZONED: R-4

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	3000 Sq Ft.		1679 Sq Ft	N/A
LOT WIDTH	30 Ft		23 Ft.	N/A
LOT OCCUPANCY (40%)		671 6 Sq Ft. (Max. 40 %)	1092 5 Sq Ft. (65 1%)	420 9 Sq Ft 25 1 %
BUILDING HEIGHT		20 Ft. max.	25 5 Ft.	N/A
NUMBER OF STORIES		3	2	N/A
PARKING SPACES	1 (9Ft X19 Ft)		None	N/A
REAR YARD	20 Ft. min		25 5 Ft.	N/A
SIDE YARD	8 Ft. min		0 Ft	8 Ft.
COURT, OPEN	7 Ft. min.		3 Ft	4 Ft.
COURT, CLOSED	N/A		N/A	