

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



June 18, 2013

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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator

SUBJECT: Proposed rear addition to an existing non-conforming single family dwelling (SFD) row structure. The structure is located at
2516 Mill Road, NW.
Lot 0824 in Square 1287
Zoned R-5-B
DCRA File Job # B1306487
DCRA BZA Case # FY13 - # 25-Z

Review of the plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

1. Variance from § 2001.3 (a) & (b) to permit a 2nd story rear addition to an existing non-conforming SFD row structure in the R-5-B residential zone (§ 3103.2).
2. Variance from § 403.2 to permit a 2nd story rear addition not in compliance with the maximum allowed percentage of lot occupancy requirement (§ 3103.2).
3. Variance from § 404.1 to permit a 2nd story rear addition not in compliance with the minimum rear yard setback requirement t (§ 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. 18652

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.18652
EXHIBIT NO.4

NOTES AND COMPUTATIONSADDRESS: 2516 Mill Road, NW.LOT(S): 0824SQUARE: 1287Rear Addition to a
SFD Row structure.ZONED: R-5-BREQUIREDALLOWEDPROVIDEDSPECIAL EXCEPTION

LOT AREA	N/A		1,032 Sq. Ft.	
LOT WIDTH	N/A		23.84 Ft.	
LOT OCCUPANCY (60%)		619 Sq. Ft. (Max. 60%)	730 Sq. Ft. 71%	111 Sq. Ft. 11%
FLOOR AREA RATIO (1.8)		1,858 Sq. Ft. (Max. 1.8)	1,460 Sq. Ft. 1.41	
PARKING SPACES	N/A		N/A	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	Min. 15 Ft.		12.59 Ft.	2.41 Ft. 16%
SIDE YARD	N/A		N/A	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	