

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

SUBJECT: Proposed one-story rear addition to an existing commercial building.
The structure is located at:
405 8th Street, SE
Lot 00825 in Square 0902
Zoned CHC/C-2-A
DCRA File Job #B1306715
DCRA BZA Case #FY-13-32-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 § 774.1 to permit a one-story rear addition to an existing nonconforming commercial structure that does not comply with the rear yard setback requirement in the CHC/C-2-A commercial zone district (§ 3104.1).
2. Special Exception pursuant to § 2101.1 and § 2104.1 to permit a one-story rear addition to an existing nonconforming commercial structure that does not comply with the parking requirement in the CHC/C-2-A commercial 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. 18661
EXHIBIT NO. 4

(Permit #B1306715) FY13-32-Z

NOTES AND COMPUTATIONS

ADDRESS: 405 8th Street, SE

LOT(S): 0825

SQUARE: 0902

**One-Story Rear
Addition**

ZONED: C-2-A

	<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>VARIANCE</u>
LOT AREA	N/A		1862 Sq. Ft	N/A
LOT WIDTH	N/A		30. Ft.	N/A
LOT OCCUPANCY (%)	N/A	1802 Sq. Ft. (Max. 97 %)	Existing 1472.4 Sq. Ft. Proposed 390 Sq. Ft. Total: 1862.4 Sq. Ft. 100 (%)	N/A
FLOOR AREA RATIO (2.5)	N/A	4,655 Sq. Ft.	3,725 Sq. Ft.	N/A
PARKING SPACES	2		0	2
LOADING BERTHS	N/A		N/A	N/A
FRONT YARD	N/A		N/A	N/A
REAR YARD	15 Ft.		0	15 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