

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



September 24, 2013

MEMORANDUM

TO Board of Zoning Adjustment

FROM Matthew Le Grant *MLG*
Zoning Administrator *ms*

SUBJECT Proposed rear deck addition to an existing nonconforming 3-floor & basement SFD row structure. The structure is located at 3150 17th Street, NW, Lot 0087 in Square 2600. Zoned: R-4. DCRA File Job # B1309717. DCRA BZA Case # FY13 - # 45-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 an addition to an existing nonconforming SFD row structure in the R-4 residential zone (§ 3103.2)
2. Variance from § 2403.2 to permit a rear deck addition to an existing nonconforming SFD structure which will not comply with the allowed lot occupancy in the R-4 residential zone (§ 3103.2)
3. Variance from § 404.1 to permit a rear deck addition to an existing nonconforming SFD row structure which will not comply with the minimum required rear yard setback in the R-4 residential zone. (§ 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. 18679

EXHIBIT NO. 5

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.18679
EXHIBIT NO.5

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2013 OCT -8 AM 11:05

NOTES AND COMPUTATIONSADDRESS: **3150 17th St., NW.**LOT(S). **0087**SQUARE: **2000**

A new rear deck to
an exist. non-
conforming SFD row
structure.

ZONED: **R-4**

	<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>VARIANCE</u>	
LOT AREA	1,800 Sq. Ft.		1,215 Sq. Ft.	585 Sq. Ft. (Exist.)	32.5% (Exist.)
LOT WIDTH	18 Ft.		18 Ft		
LOT OCCUPANCY (60%)		729 Sq. Ft. (Max. 60%)	Exist. : 846 Sq. Ft. 69% Add. : 288 Sq. Ft. Total : 1,134 Sq. Ft. 93%	405 Sq. Ft.	33%
FLOOR AREA RATIO (N/A)		N/A	N/A		
PARKING SPACES	N/A		N/A		
LOADING BERTHS	N/A		N/A		
FRONT YARD	N/A		N/A		
REAR YARD	Min. 20 Ft.		4.5 Ft.	15.5 Ft.	77.5%
SIDE YARD	N/A		N/A		