

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

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September 24, 2013

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant
Zoning Administrator

SUBJECT: Proposed one-story rear deck to SFD
1431 Parkwood Pl NW
Lot 0063 in Square 2688
Zoned R-4
DCRA File Job #B1309616
DCRA BZA Case #FY-13-48-Z

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

1. Variance pursuant to § 403.2 for the erection of a one-story rear deck to a Single Family Structure that does not comply with maximum lot occupancy requirements. (§ 3103.2)
2. Variance pursuant to § 404.1 for the erection of a one-story rear deck that does not comply with minimum rear yard setback requirements. (§ 3103.2)
3. Variance pursuant to § 406.1 for the erection of a one-story rear deck that does not comply with minimum open court width requirements. (§ 3103.2)
4. Variance pursuant to § 2001.3 for the erection of a one-story rear deck to a nonconforming Structure that has exceeded maximum lot occupancy requirements in R-4. (§ 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. 18696
EXHIBIT NO. 7

(Permit #B1309616) FY13-48-Z

NOTES AND COMPUTATIONS

ADDRESS: 1431 Parkwood Pl NW

LOT(S): 0063

SQUARE: 2688

SFD

ZONED: R-4

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	1800 Sq. Ft.		1260 Sq. Ft.	N/A
LOT WIDTH	18 Ft		18 Ft	N/A
LOT OCCUPANCY (%)		756 Sq. Ft. (Max. 60 %)	1038 Sq. Ft. (82.4%)	282 Sq. Ft. 22.4 %
PARKING SPACES	1		1	N/A
REAR YARD	20 Ft. min.		1 Ft.	19 Ft.
SIDE YARD	N/A		N/A	
COURT, OPEN	6 Ft.		0.9 Ft.	5.1 Ft.
COURT, CLOSED	N/A		N/A	

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