

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



October 11, 2013

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator

SUBJECT: Proposed addition and deck to an existing single family dwelling. The structure is located at
704 19th Street, NE
Lot 0048 in Square 4513
Zoned R-4
DCRA File Job #B1308542
DCRA BZA Case #FY-14-4-Z

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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 to allow a deck and 2nd story infill addition to a Single Family Structure that does not comply with § 403.2 maximum lot occupancy requirement and § 404.1, minimum rear yard setback requirement. (§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. 18703

EXHIBIT NO. 2

(Permit #B1308542) FY14-04-Z

NOTES AND COMPUTATIONS

ADDRESS: 704 19th St NE

LOT(S): 0048

SQUARE: 4513

SFD

ZONED: R-4

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	1800 Sq. Ft.		696 Sq. Ft.	N/A
LOT WIDTH	18 Ft		12 Ft	N/A
LOT OCCUPANCY (%)		417.6 Sq. Ft. (Max. 60 %)	480 Sq. Ft. (69%)	62.4 Sq. Ft. 9 %
REAR YARD	20 Ft. min.		18 Ft.	2 Ft.
SIDE YARD	N/A		N/A	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	

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