

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



November 18, 2013

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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator

SUBJECT: Proposed 2-Story with Cellar Floor Northeast addition to an existing non-conforming single family detached dwelling (SFD).
The structure is located at:
4445 Yuma Street, NW
Lot 0827 in Square 1591
Zoned R-1-B
DCRA File Job #B1401297
DCRA BZA Case #FY-14-08-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 § 223.1 to permit a rear addition to an existing non-conforming SFD structure by § 2001.3 (a) (b) (1) & (2) that does not comply with the maximum lot occupancy requirement of § 403.2 in the R-1-B residential 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. 18706
EXHIBIT NO. 5

(Permit #B1401297) FY14-08-Z

NOTES AND COMPUTATIONS

ADDRESS: 4445 Yuma Street, NW

LOT(S): 0827

SQUARE: 1591

C+2Story NE Addition

ZONED: R-1-B

	<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>VARIANCE</u>
LOT AREA	5000 Sq. Ft.	N/A	5100 Sq. Ft.	N/A
LOT WIDTH	50 Ft.		50 Ft.	N/A
LOT OCCUPANCY (%)	N/A	2040 Sq. Ft. (Max.40 %)	Existing 2104 Sq. Ft. Proposed 379 Sq. Ft. Total: 2483 Sq. Ft. 49 (%)	Special Exception for 9%
FLOOR AREA RATIO ()	N/A	N/A	N/A	N/A
PARKING SPACES	1	N/A	1	N/A
LOADING BERTHS	N/A	N/A	N/A	N/A
FRONT YARD	N/A	N/A	N/A	N/A
REAR YARD	25 Ft.	N/A	35 Ft.	N/A
SIDE YARD	N/A	N/A	N/A	N/A
BUILDING HEIGHT	N/A	40 Ft.	36 Ft.	N/A
COURT, OPEN/CLOSED	N/A		N/A	N/A
PERVIOUS SURFACE	N/A	N/A	N/A	N/A