

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



December 3, 2013

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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator *MB*

SUBJECT: Proposed rear addition to an existing non-conforming single family dwelling (SFD) row structure. The structure is located at:
1814 24th Street, NW
Lot 0038 in Square 2506
Zoned R-1-B
DCRA File Job #B1402003
DCRA BZA Case #FY-14-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 row structure by § 2001.3 (a) (b) (1) & (2) that does not comply with the maximum lot occupancy requirement of § 403.2, and open court width requirement of § 406.1 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. 18719

EXHIBIT NO. 4

(Permit #B1402003) FY14-14-Z

NOTES AND COMPUTATIONS

ADDRESS: 1814 24th Street, NW

LOT(S): 0038

SQUARE: 2506

3 Story and 2nd Story
Rear Deck/Pergola
Addition

ZONED: R-1-B

	<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>SPECIAL EXCEPTION</u>
LOT AREA	5000 Sq Ft	N/A	2439 Sq Feet	N/A
LOT WIDTH	50 Feet		20 Feet	N/A
LOT OCCUPANCY (%)	N/A	976 Sq. Ft (Max.40 %)	Existing 991 Sq Ft 41% Proposed 231 Sq Ft Total 1222 Sq Ft 50%	Special Exception for 9% - Maximum permitted under 223 3 Pergola will be spaced at 2', and (e) rear garage is fully below grade
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 Feet	N/A	37 Feet	N/A
SIDE YARD	N/A	N/A	N/A	N/A
BUILDING HEIGHT	N/A	40 Feet	31 5 Feet at Rear	N/A
COURT, OPEN/CLOSED	10 5 Feet		6 42 Feet	4 08 Special Exception under 406 1
PERVIOUS SURFACE	N/A	N/A	N/A	N/A

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