

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



December 9, 2013

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator

SUBJECT: Proposed second-story addition to an existing nonconforming single family detached structure.
859 Venable Place NW
Lot 0039 in Square 2971
Zoned R-1-B
DCRA File Job #B1311302
DCRA BZA Case #FY-14-13-Z

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

1. Special Exception pursuant Section 223.1 to permit a second-story addition that does not comply with Section 403.2, maximum lot occupancy, Section 405.9, minimum side yard setbacks, and Section 2001.3, expansion to nonconforming structure. (Section 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. 18732
EXHIBIT NO. 5

(Permit #B1311302) FY14-13-Z

NOTES AND COMPUTATIONS

ADDRESS: 859 Venable Place NW

LOT(S): 0039

SQUARE: 2971

SFD

ZONED: R-1-B

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	5000 Sq. Ft.		4076 Sq. Ft.	N/A
LOT WIDTH	50 Ft.		40 Ft.	N/A
LOT OCCUPANCY (%)		1630 Sq. Ft. (Max. 40 %)	1978 Sq. Ft. (48.5%)	348 Sq. Ft. 8.5 %
REAR YARD	25 Ft. min.		33 Ft.	N/A
SIDE YARD (Eastern property line)	8 Ft. min.		3.25 Ft.	4.75 Ft.
SIDE YARD (Western property line)	8 Ft. min.		3.5 Ft.	4.5 Ft.
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	

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