

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



February 19, 2014

MEMORANDUM

TO: Board of Zoning Adjustment

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

SUBJECT: Construction of a new single family dwelling semi-detached structure.
The structure will be located at:
305 55th Street, NE
Lot 0068 in Square 5250
Zoned R-2
DCRA File Job #B1401027
DCRA BZA Case #FY-14-27-Z

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

1. Variance pursuant to § 401.3 to permit construction of a new single family dwelling semi-detached structure that does not comply with the minimum lot area requirement in the R-2 residential zone district. (§ 3103.2)
2. Variance pursuant to § 401.3 to permit construction of a new single family dwelling semi-detached structure that does not comply with the minimum width requirement in the R-2 residential zone district. (§ 3103.2)
3. Variance pursuant to § 405.3 to permit construction of a new single family dwelling semi-detached structure that does not comply with the side yard requirement in the R-2 residential zone district. (§ 3103.2)
4. Variance pursuant to § 2101.1 to permit construction of a new single family dwelling semi-detached structure that does not comply with the off-street parking requirement in the R-2 residential zone district. (§ 3103.2)

5. Special exception pursuant to § 412.1 to permit construction of a new single family dwelling semi-detached structure that does not comply with the minimum pervious surface requirement in the R-2 residential zone district. (§ 3104)

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.

(Permit #B1401027) FY14-27-Z

NOTES AND COMPUTATIONS

ADDRESS: 305 55th Street, NE

LOT(S): 0068

SQUARE: 5250

Construction – New
SFD Semi-Detached

ZONE: R-2

	<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>VARIANCE</u>
LOT AREA	3000 Sq. Ft.	N/A	2000 Sq. Ft	1000 Sq. Ft.
LOT WIDTH	30 Linear Ft.	N/A	20 Linear Ft.	10 Linear Ft.
LOT OCCUPANCY (%)	N/A	800 Sq. Ft. (Max 40 %)	<u>Proposed 800 Sq. Ft.</u> Total: 800 Sq. Ft. = 40%	N/A
FRONT YARD	N/A	N/A	N/A	N/A
SIDE YARD	8 Ft.	N/A	4 Ft.	4 Ft.
REAR YARD	20 Ft.	N/A	45 Ft.	N/A
HEIGHT	N/A	40 Ft.	34 Ft.	N/A
PERVIOUS SURFACE	30%	N/A	0%	30%
PARKING	1	N/A	0	1 Off-Street Parking space