

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



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2014 MAR 25 AM 9:19

February 26, 2014

MEMORANDUM

TO: Board of Zoning Adjustment

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

SUBJECT: Proposed deck addition to Single Family Dwelling. The structure is located at
1512 P Street NW
Lots 0099 in Square 0195
Zoned DC/R-5-B
DCRA File Job #B1307665
DCRA BZA Case #FY-14-34-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 § 403.2 for a rear deck addition that does not comply with maximum allowable lot occupancy in R-5-B Zoning District. (§ 3103.2)
2. Variance pursuant to § 406.1 a rear deck addition that does not comply with minimum open court width in R-5-B Zoning District. (§ 3103.2)

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. 18763
EXHIBIT NO. 5

(Permit #B1307665) FY14-34-Z

NOTES AND COMPUTATIONS

ADDRESS: **1512 P St NW**

LOT(S): **0099**

SQUARE: **0195**

SFD

ZONED: **DC/R-5-B**

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	N/A		2000 Sq. Ft.	N/A
LOT WIDTH	N/A		20 Ft.	N/A
LOT OCCUPANCY (%)		1200 Sq. Ft. (Max. 60 %)	<u>Existing:</u> 1028 Sq. Ft. (51.4%) <u>Proposed:</u> 1474 Sq. Ft (73.7%)	274 Sq. Ft. 13.7 %
REAR YARD	15 Ft min.		20 Ft.	N/A
SIDE YARD (Eastern property line)	N/A		N/A	
FAR		1.8	No Change	N/A
COURT, OPEN	6 Ft.		4 Ft.	2 Ft.
COURT, CLOSED	N/A		N/A	

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