

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



March 26, 2014

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant 
Zoning Administrator

SUBJECT: Proposed 2-Story and deck addition to an existing nonconforming single family dwelling semi-detached structure.
The structure is located at:
2242 Hall Place, NW
Lot 0406 in Square 1300
Zoned R-3
DCRA File Job #B1404171-PD
DCRA BZA Case #FY-14-35-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 2-story and deck addition to an existing non-conforming SFD semi-detached structure by § 2001.3 (a) (b) (1) & (2) that does not comply with the maximum lot occupancy requirement of § 403.2; in the R-3 residential zone district. (§ 3104.1).
2. Special Exception pursuant to § 223.1 to permit a 2-story and deck addition to an existing non-conforming SFD semi-detached structure by § 2001.3 (a) (b) (1) & (2) that does not comply with the minimum rear yard requirement of § 404.1; in the R-3 residential zone district. (§ 3104.1).
3. Special Exception pursuant to § 223.1 to permit a 2-story and deck addition to an existing non-conforming SFD semi-detached structure by § 2001.3 (a) (b) (1) & (2) that does not comply with the minimum open court requirement of § 406.1; in the R-3 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.

(Permit #B1404171) FY14-35-Z

NOTES AND COMPUTATIONS

ADDRESS: 2242 Hall Place, NW

LOT(S): 0406

SQUARE: 1300

Rear 2Story and Deck
Semi-Detached
Addition

ZONED: R-3

	<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>SPECIAL EXCEPTION</u>
LOT AREA	3,000 Sq. Ft.	N/A	2,361 Sq. Feet	N/A
LOT WIDTH	30 Linear Feet		Front 22 Linear Feet for 10.11 Feet, and Front 25 Linear Feet for 74.87 Feet	N/A
LOT OCCUPANCY	N/A	944 Sq. Ft. (Max.40 %)	Existing 1,125 Sq. Ft. (48%) Proposed 200 Sq. Ft. Total: 1,325 Sq. Ft. (56%)	Special Exception for 16% per §223.3 and §403.2.
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	20 Linear Feet	N/A	15 Linear Feet	Special Exception for 5 linear feet per § 404.1.
SIDE YARD	N/A	5 Feet per §405.8	North 5.3 and North 7.4	N/A
BUILDING HEIGHT	N/A	40 Feet	30.7 Rear Vertical Height	N/A
COURT, OPEN	10 Feet		8 Feet South	Special Exception for 2 additional linear feet required on South side per §406.1.
PERVIOUS SURFACE	N/A	N/A	N/A	N/A