

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



April 10, 2014

MEMORANDUM

TO: Board of Zoning Adjustment

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

SUBJECT: Proposed rear deck addition to an existing
non-conforming single family dwelling (SFD)
row structure. The structure is located at:
2761 Woodley Place, NW
Lot 0121 in Square 2206
Zoned: R-4
DCRA File Job #B1402233
DCRA BZA Case #FY-14-15-Z

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

1. Variance from Section 2001.3 (a) & (b) to permit deck addition to an existing non-conforming SFD row structure in the R-4 residential zone. (§ 3103.2)
2. Variance from Section 403.2 to permit deck addition which will increase the existing is already exceeded the maximum lot occupancy of the existing SFD row structure in the R-4 residential zone. (§ 3103.2)
3. Variance from Section 404.1 to permit deck addition which Will encroach beyond the minimum required rear yard setback of the existing SFD row structure in the R-4 residential zone. (§ 3103.2)