

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



March 11, 2014

MEMORANDUM

TO: Board of Zoning Adjustment

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

SUBJECT: Proposed rear deck addition to an existing
nonconforming 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 # FY14 - # 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 nonconforming 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).

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.

NOTES AND COMPUTATIONS

ADDRESS: 2761 Woodley Pl., NW.

LOT(S): 0121

SQUARE: 2206

A new rear deck to
an exist. non-
conforming SFD row
structure.

ZONED: R-4

	<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>VARIANCE</u>
LOT AREA	1,800 Sq. Ft..		1,641Sq. Ft. (Exist.)	159 Sq. Ft. (Exist.) 9%
LOT WIDTH	18 Ft.		20Ft	
LOT OCCUPANCY (60%)		985Sq. Ft. (Max. 60%)	Exist. : 1,112 Sq. Ft. Add. : 166 Sq. Ft. Total : 1,278 Sq. Ft.	68% 78% 293 Sq. Ft. 18%
FLOOR AREA RATIO (N/A)		N/A	N/A	
PARKING SPACES	N/A		N/A	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	Min. 20 Ft.		11.2 Ft.	8.8 Ft. 44%
SIDE YARD	N/A		N/A	
COURT, OPEN	N/A		N/A	

COURT, CLOSED	N/A		N/A	
<u>Acc. Bldg.:</u> Garage			N/A	
<u>.Location</u>	N/A		N/A	
.Height Feet				
.Height #Stories	N/A		N.A	
.Alley from center:				
% Occupied Area in Required Rear Yard Area	N/A		N/A	