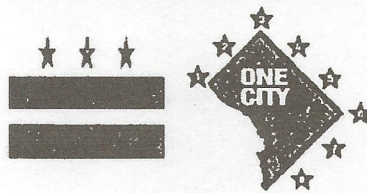


GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR



February 20, 2014

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *m22*
Zoning Administrator

SUBJECT: Proposed third-floor addition and conversion of existing building on alley lot to a Single Family Dwelling. The structure is located at
2123 Twining Ct NW
Lot 0807-0808 in Square 0068
Zoned DC/C-2-C
DCRA File Job #B1309579
DCRA BZA Case #FY-14-19-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 from § 2507.2 to allow a single family structure on an alley lot that does not have access to a street through an alley not less than thirty feet (30 ft) in width. (§ 3104).
2. Variance pursuant to § 772.1 and § 2001.3 to allow an addition to a proposed single family structure that has exceeded the maximum allowable lot occupancy in C-2-C Zoning District. (§ 3103.2)
3. Variance pursuant to § 774.1 to allow an addition to a proposed single family structure without providing the minimum required rear yard setback in C-2-C 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.

1100 4th Street, SW 3rd Floor Washington, D.C. 20024
Phone: (202) 442-4576 Fax: (202) 442-4871

Board of Zoning Adjustment
District of Columbia
CASE NO.18795
EXHIBIT NO.9

(Permit #B1309579) FY14-19-Z

NOTES AND COMPUTATIONS

ADDRESS: 2123 Twining Ct NW

LOT(S): 0807-0808 *

SQUARE: 0039

SFD

REQUIRED

ALLOWED

ZONED: DC/C-2-C
PROVIDED

VARIANCE

LOT AREA	N/A		3552 Sq. Ft.	N/A
LOT WIDTH	N/A		103 Ft	N/A
LOT OCCUPANCY (%)		2841.6 Sq. Ft. (Max. 80 %)	Existing: 3199 Sq. Ft. Proposed: 3186 Sq. Ft. (90.0%) (89.7%)	344.4 Sq. Ft. 9.7 %
FAR		6.0	2.16	N/A
REAR YARD	15 Ft. min.		6 Ft.	9 Ft.
SIDE YARD (Eastern property line)	N/A		8 Ft.	N/A
SIDE YARD (Western property line)	N/A		0 Ft.	N/A
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	
PARKING	1 Space		2 spaces	N/A
MINIMUM ALLEY WIDTH	30 Ft.		15 Ft.	15 Ft.

* Applicant indicated that a Subdivision to consolidate lots 0807 and 0808 will be applied for.