

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



July 9th, 2014

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *m 22*
Zoning Administrator

SUBJECT: Proposed addition as a new rear wood deck with pergola to an existing non-conforming SFD row structure located at:
2028 Hillyer Place, NW.
Lot 0092 in Square 0093
Zoned: R-5-B
DCRA File Job # B1406508
DCRA BZA Case # FY14 - # 43-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 a proposed rear deck with pergola addition to an existing non conforming SFD row structure in the R-5-B residential zone district (Section 3103.1).
2. Variance from section 403.2 to permit a proposed rear addition to an existing SFD row structure that exceeds the maximum percentage of lot occupancy. (Section 3103.1).
3. Variance from section 404.1 to permit a proposed rear deck with pergola to an existing SFD row structure without meeting the minimum depth of rear yard setback in the R-5-B residential zone district (Section 3203.1).
4. Variance from section 402.1 to permit a proposed rear addition exceeding the maximum floor area ratio. (Section 3103.1).

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.

NOTES AND COMPUTATIONS**ADDRESS:** 2028 Hillyer Place NW.**LOT(S):** 0092**SQUARE:** 0093

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

ZONED: R-5-B

	<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>VARIANCE</u>
LOT AREA	N/A		1,800 Sq. Ft.	
LOT WIDTH	N/A		20 Ft	
LOT OCCUPANCY (60%)		1,080 Sq. Ft. (Max. 60%)	Exist. : 1,107 Sq. Ft. 62% Add. : 464 Sq. Ft. Total : 1,571 Sq. Ft. 87%	491 Sq. Ft. 27%
FLOOR AREA RATIO (1.8)		3,240 Sq. Ft. (Max. 1.8)	Exist. : 3,875 Sq. Ft. 2.2 Add. : 482 Sq. Ft. Total : 4,357 Sq. Ft. 2.4	1,117 Sq. Ft. 0.6
PARKING SPACES	N/A		N/A	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	Min. 20 Ft.		0 Ft.	20 Ft. 100%6*
SIDE YARD	N/A		N/A	