

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



July 9<sup>th</sup>, 2014

**MEMORANDUM**

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *m22*  
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**

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