

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



May 28, 2014

**MEMORANDUM**

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *mz*  
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 that eliminates the minimum depth of rear yard setback. (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.

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Board of Zoning Adjustment  
District of Columbia  
CASE NO.18815  
EXHIBIT NO.8