

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



September 3, 2014

MEMORANDUM

TO: Board of Zoning Adjustment

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

SUBJECT: Expansion of an existing nonconforming 3 floor and basement single family dwelling with a carport, roof deck and expansion of the existing third floor, and conversion to a flat. The structure is located at
100 S St, N.W
Lot 0804 in Square 3104.
Zoned: R-4
DCRA File Job #B1404447-C
DCRA BZA Case #FY-14 - #62-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 an expansion of a existing non-conforming 3 floor and basement single family dwelling with a carport, roof deck and expansion of the existing third floor, and conversion to a flat (§ 3102.1).
2. Variance from section 403.1 to permit additions to an existing SFD non-conforming row structure that exceeds the maximum allowed lot occupancy in the R-4 residential zone district (§ 3102.1).
3. Special exception from section 2300.8 to permit a proposed one story free standing carport addition to an existing SFD non-conforming row structure in the R-4 residential zone 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.

NOTES AND COMPUTATIONS**ADDRESS:** 100 S St., NW.**LOT(S):** 0804**SQUARE:** 3104**ZONED:** R-4

Expansion of
existing SFD to
include a carport
roof deck and
expansion of the
existing third floor
and conversion to a
flat.

REQUIRED**ALLOWED****PROVIDED****VARIANCES & SPECIAL
EXCEPTION**

LOT AREA	N/A		1,523 Sq. Ft.	
LOT WIDTH	N/A		17.5 Ft	
LOT OCCUPANCY (60%)		914 Sq. Ft. (Max. 60%)	Exist. : 1,103 Sq. Ft. 72% Add. : 197Sq. Ft. Total : 1,300 Sq. Ft. 85%	386 Sq. Ft. 25%
FLOOR AREA RATIO		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.		23.92 Ft.	
SIDE YARD	N/A		N/A	
Acc. Bldg.: Carport .Location		Not allowed	Rear	Special Exception
.Height Feet			9.17 Ft.	