

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



September 9, 2014

MEMORANDUM

TO: Board of Zoning Adjustment

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

SUBJECT: Proposed rear porch addition to an existing single family residence.
The structure is located at
650 Massachusetts Ave NE
Lot 0090 in Square 0865
Zoned R-4
DCRA File Job #B1407347
DCRA BZA Case #FY-14-69-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 § 223.1 to allow the proposed porch addition to an existing single family residence that does not comply with maximum lot occupancy (§ 403.2) and minimum open court width requirements (§ 406.1). (§ 3104.1).

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.

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

(Permit #B1407347) FY14-69-Z

NOTES AND COMPUTATIONS

ADDRESS: 650 Massachusetts Ave NE

LOT(S): 0090

SQUARE: 0865

SFD

ZONED: R-4

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	1800 Sq. Ft.		1891 Sq. Ft.	N/A
LOT WIDTH	18 Ft		20.78 Ft	N/A
LOT OCCUPANCY (%)		1134.6 Sq. Ft. (Max. 60 %)	<u>Existing:</u> 1070.2 Sq. Ft. (56.6%) <u>Proposed:</u> 1249.5 Sq. Ft. (66.1%)	114.9 Sq. Ft. 6.1 %
REAR YARD	20 Ft. min.		38 Ft.	N/A
SIDE YARD (Eastern property line)	N/A		0 Ft.	N/A
SIDE YARD (Western property line)	N/A		0 Ft.	N/A
COURT, OPEN	6 Ft.		0.7 Ft	5.3 Ft.
COURT, CLOSED	N/A		N/A	