

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



September 22, 2014

MEMORANDUM

To: Board of Zoning Adjustment

From: Matthew LeGrant *MLG*
Zoning Administrator *MB*

Subject: New addition to existing, SFD row structure and conversion to a flat.
The structure is located at
1504 Swann Street N.W.
Square 0191
Lot 0817
Zone DC/R-4
DCRA File Job #B1410886
DCRA BZA Case # FY-14-70-Z

Review of plans at the above subject premises indicates that Board of Zoning Adjustment approval is required as follows:

1. Variance pursuant to § 2001.3 (a) (b) (1) & (2) to permit a second story rear addition to an existing nonconforming single family dwelling row structure in the "DC/R-4 residential zone district that does not comply with the minimum lot occupancy requirement. (§ 3103.2).
2. Variance pursuant to § 403.2 to permit a second story rear addition to an existing nonconforming single family dwelling row structure in the "DC/R-4 residential zone district that does not comply with the minimum lot occupancy requirement. (§ 3103.2).
3. Variance pursuant to § 404.1 to permit a second story rear addition to an existing nonconforming single family dwelling row structure in the "DC/R-4 residential zone district that does not comply with the minimum rear yard requirement. (§ 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: 1504 Swann St. N.W.

LOT(S): 0191

SQUARE: 0817

Addition to an
existing row
structure and
conversion to a flat..

ZONED: DC/R-4

REQUIRED ALLOWED PROVIDED Variance

LOT AREA	869.72 Sq. Ft..		869.72 Sq. Ft.	
LOT WIDTH	17 Ft.		17 Ft.	
LOT OCCUPANCY (60%)		521.832 Sq. Ft. (Max. 60%)	869.72 Sq. Ft. 100%	60% & 100% 100% & 100%
FLOOR AREA RATIO (N/A)		N/A	N/A	
PARKING SPACES	0.0		No existing parking	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	Min. 20 Ft.		0.0 Ft.	20 ft. & 0 ft. 100% and 0%
SIDE YARD	N/A		N/A	