

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



October 1, 2014

MEMORANDUM

TO: Board of Zoning Adjustment

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

SUBJECT: Proposed one-story rear deck to an existing Single Family Row Dwelling. The structure is located at:
5025 Kimi Gray Ct SE
Lot 0193 in Square 5318
Zoned R-5-A
DCRA File Job #B1411319
DCRA BZA Case #FY-14-74-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 pursuant to § 223.1 for a one-story rear deck that does not comply with § 403.2 maximum lot occupancy in R-5-A. (§ 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

NOTES AND COMPUTATIONSADDRESS: 5025 Kimi Gray Ct SELOT(S): 0193SQUARE: 5318

SFD

ZONED: R-5-AREQUIREDALLOWEDPROVIDEDVARIANCE

LOT AREA	N/A		2145 Sq. Ft.	N/A	
LOT WIDTH	N/A		22 Ft	N/A	
LOT OCCUPANCY (%)		858 Sq. Ft. (Max. 40 %)	Existing: 806.6 Sq. Ft. (37.6%) Proposed: 964.1 Sq. Ft. (44.9%)	106.1 Sq. Ft.	4.9 %
REAR YARD	20 Ft. min.		29.5 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	N/A		N/A		
COURT, CLOSED	N/A		N/A		