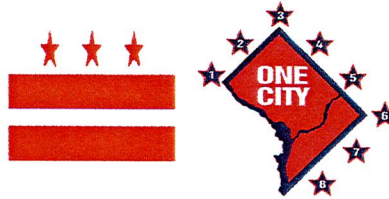


**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**



November 17, 2014

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator

SUBJECT: A proposed 3rd Story addition to an existing single family dwelling (SFD) row dwelling the existing structure which exceeds the allowable lot occupancy for the underlying R-4 residence zone. The structure is located at
115 V. Street N.W.
Lot 0008 in Square 5021
Zoned R-4
DCRA File Job #B1411615
DCRA BZA Case #FY-14-72-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 Section 223.1 to permit an addition to an existing SFD nonconforming row structure that exceeds the maximum lot occupancy in the R-4 residential zone district (§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

(Subdivision Sq-) FY14-73Z

NOTES AND COMPUTATIONS

ADDRESS: 115 V. Street N.W.

LOT(S): 0036

SQUARE: 3119

Three-unit
apartment building

ZONED: R-4

	<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>VARIANCE</u>
LOT AREA	1564 Sq. Ft.		1564 Sq. Ft.	0000 Sq. Ft./60%
LOT WIDTH	N/A		N/A	N/A
LOT OCCUPANCY	60%	938.4 Sq. Ft. (Max.60 %)	Existing: 1,044.5 ft. ² 67% Purposed: 1,044.5 ft. ² 67%	105.6 Sq. Ft. 6%
FLOOR AREA RATIO ()	N/A	N/A	N/A	N/A
PARKING SPACES	0		0	N/A
LOADING BERTHS	N/A		N/A	N/A
FRONT YARD	N/A		N/A	N/A
REAR YARD	N/A.		N/A	N/A
SIDE YARD	N/A		N/A.	N/A
COURT, OPEN	N/A		N/A	N/A
COURT, CLOSED	N/A		N/A	N/A