

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



December 9, 2014

MEMORANDUM

TO: Board of Zoning Adjustment

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

SUBJECT: Proposed second story side addition to an existing single family dwelling. The structure is located at:
3318 Fessenden Street NW
Lot 0002 in Square 2033
Zoned FH/TSP/R-1-A
DCRA File Job #B1501519
DCRA BZA Case #FY-15-18-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 § 1520.1 for a second story addition that does not comply with § 1518.3 aggregate side yards. (§ 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 #B1501519) FY15-18-Z

NOTES AND COMPUTATIONS

ADDRESS: **3318 Fessenden St NW**

LOT(S): **0002**

SQUARE: **2033**

SFD

ZONED: **FH/TSP/R-1-A**

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	7500 Sq. Ft.		9924 Sq. Ft.	N/A
LOT WIDTH	75 Ft.		76.3 Ft	N/A
LOT OCCUPANCY (%)		2977.2 Sq. Ft. (Max. 30 %)	<u>Existing:</u> 2434.7 Sq. Ft. (25%) <u>Proposed:</u> 2434.7 Sq. Ft. (25%)	N/A
REAR YARD	25 Ft. min.		55 Ft.	N/A
SIDE YARD (Eastern property line)	8Ft.		6.64Ft.	1.36 Ft
SIDE YARD (Western property line)	8Ft.		7.21 Ft.	0.79 Ft.
AGGREGATE SIDE YARDS	24 Ft.		13.85 Ft	10.15 Ft
COURTS	N/A		N/A	