

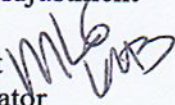
**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**



November 17, 2014

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant 
Zoning Administrator

SUBJECT: Proposed third story addition to Single Family Row Dwelling. The structure is located at:
1505 Harvard Street NW
Lot 0042 in Square 2577
Zoned D/R-5-B
DCRA File Job #B1501211
DCRA BZA Case #FY-15-09-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 to allow the proposed third story addition to a nonconforming structure that has exceeded maximum lot occupancy as per § 2001.3 (§ 3104).

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

Board of Zoning Adjustment
District of Columbia
CASE NO.18944
EXHIBIT NO.11

NOTES AND COMPUTATIONSADDRESS: **1505 Harvard St NW**LOT(S): **0042**SQUARE: **2577**

SFD

ZONED: **D/R-5-B****REQUIRED****ALLOWED****PROVIDED****VARIANCE**

LOT AREA	N/A		1897 Sq. Ft.	N/A
LOT WIDTH	N/A		38.96 Ft	N/A
LOT OCCUPANCY (%)		1138 Sq. Ft. (Max. 60 %)	<u>Existing:</u> 1362 Sq. Ft. (72%) <u>Proposed:</u> 1362 Sq. Ft. (72%)	224 Sq. Ft. 12 %
FAR		1.8 (GFA: 3414.6 SF)	1.47 (GFA: 2794 SF)	N/A
REAR YARD	15 Ft. min.		12 Ft.	N/A (\$404.4).
SIDE YARD (Eastern property line)	N/A		0Ft.	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	