

**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 *WAS*

SUBJECT: Proposed addition to a Single Family Semi-Detached Dwelling. The structure is located at:
3655 Horner Pl, SE
Lot 0803 in Square 6090
Zoned R-2
DCRA File Job #B1501127
DCRA BZA Case #FY-15-07-Z

Review of plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

1. Variance pursuant Section 403.2 for an addition that does not comply with maximum lot occupancy R-2 (Section 3103.2).
2. Variance pursuant Section 404.1 for an addition that does not comply with minimum rear yard setback requirement in R-2 (Section 3103.2).
3. Variance pursuant Section 406.1 for an addition that does not comply with minimum open court width in R-2 (Section 3103.2).
4. Variance pursuant Section 2001.3 for an addition to a nonconforming structure that has already exceeded maximum lot occupancy in R-2. (Section 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.