

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



January 27, 2015

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator

SUBJECT: Proposed rear deck addition to an existing nonconforming flat (two-family) row structure.
The structure is located at
1534 Swann St. N.W.
Lot 0092 in Square 0191
Zoned R-4
DCRA File Job #B1501907
DCRA BZA Case #FY-15-20-Z

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

1. Variance from Section 2001.3 (a) & (b) to permit a rear deck addition to an existing nonconforming flat row structure that exceeds the maximum allowable lot occupancy in the R-4 residential zone. (§3103.2)
2. Variance from Section 404.1 to permit a rear deck addition to an existing nonconforming flat row structure that does not meet the minimum required rear yard setback. (§3103.5).

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 #B1501907) FY15-20-Z

NOTES AND COMPUTATIONS

ADDRESS: 1534 Swann Street, NW

LOT(S): 0191

SQUARE: 00921

Deck addition to
flat

ZONED: R-4

	<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>VARIANCE</u>
LOT AREA	727.56 ft. ²	N/A	727.56 ft. ²	N/A
LOT WIDTH	16.92 ft.	N/A	16.92 ft. ²	N/A
LOT OCCUPANCY	438.53 ft. ² /60%		Existing: 607.428 ft. ² (83%) Proposed: 727.56 ft. ² (100%)	0 sf (100%)
REAR YARD	20 ft.		Existing: 9 ft. Proposed: 0.0 ft.	9 ft. (55%)