

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



December 16, 2014

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator

SUBJECT: Proposed addition to a two-family flat. The structure is located at
2807 Sherman Avenue NW
Lot 0337 in Square 2886
Zoned R-4
DCRA File Job #B1410450
DCRA BZA Case #FY-15-22-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 Section 223.1 to allow the proposed addition to a nonconforming structure that has already exceeded maximum lot occupancy (§2001.3) and that does not comply with minimum side yard setback requirements (§405.8) (Section 3104.1).
2. Variance pursuant to § 400.1 to allow an addition to a structure that will exceed maximum number of stories and maximum building height. (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.

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.18960
EXHIBIT NO.9

NOTES AND COMPUTATIONSADDRESS: 2807 Sherman Ave NWLOT(S): 0337SQUARE: 2886

Flat

ZONED: R-4REQUIRED ALLOWEDPROVIDEDVARIANCE

LOT AREA	1800 Sq. Ft		1385 Sq. Ft.	N/A	
LOT WIDTH	20 Ft.		20.5 Ft.	N/A	
LOT OCCUPANCY (%)		831 Sq. Ft. (Max. 60 %)	Existing: 796 Sq. Ft. (18.2%) Proposed: 975 Sq. Ft (70%)	179 Sq. Ft.	10 %
REAR YARD	20 Ft. min.		20 Ft.	N/A	
SIDE YARD (Northern property line)	8 Ft.		0 Ft.	8 Ft. (Elimination of a nonconforming side yard)	
SIDE YARD (Southern property line)	N/A		0 Ft.	N/A	
COURT, OPEN	N/A		N/A		
COURT, CLOSED	N/A		N/A		
BUILDING HEIGHT		40 Ft.	44.8 Ft.	4.8 Ft.	
NUMBER OF STORIES		3	4	1	

NOTES AND COMPUTATIONS

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Flat

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REAR YARD	20 Ft. min.		20 Ft.	N/A	
SIDE YARD (Northern property line)	8 Ft.		0 Ft.	8 Ft. (Elimination of a nonconforming side yard)	
SIDE YARD (Southern property line)	N/A		0 Ft.	N/A	
COURT, OPEN	N/A		N/A		
COURT, CLOSED	N/A		N/A		
BUILDING HEIGHT		40 Ft.	44.8 Ft.	4.8 Ft.	[revised]
NUMBER OF STORIES		3	4	1	