

 **Memorandum from the Zoning Administrator.pdf**
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Thu, Feb 26, 2015 at 10:53 AM

To: Alan Kinney <dcquality@gmail.com>, "Goldstein, Paul (DCRA)" <paul.goldstein@dc.gov>, "williamsperencer@yahoo.com" <williamsperencer@yahoo.com>

Alan Kinney-

Thanks for your inquiry; the three key Wesley Heights Overlay Zoning provisions do not affect this proposed project:

- 1- 30% Lot Occupancy Limit [Section 1543.2]; The proposed lot occupancy is 22%, well below the 30% maximum.
- 2- Gross Floor Limit [Section 1543.3]; The proposed gross floor area of 4,549 sqft is less than the 6,001 sqft maximum gross floor area allowed.
- 3- Front Yard Setback [Section 1543.4] The house's existing front yard of 45.8 feet exceeds the 35 foot minimum front yard setback requirement for this lot, and the rear addition [for which the BZA relief is being sought from Section 404.1] would not encroach into the required front yard setback.

Therefore, my office has not identified any relief necessary from the Wesley Heights Overlay District's provisions, so I conclude that those provisions do not affect this application. Please let me know if you have any further questions.

Best Regards,

Matthew Le Grant

Zoning Administrator

Dept of Consumer and Regulatory Affairs

Government of the District of Columbia

1100 4th St SW - Room 3100

Washington, DC 20024

Board of Zoning Adjustment
District of Columbia
CASE NO.18970
EXHIBIT NO.22