

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



December 31, 2014

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *mz*
Zoning Administrator

SUBJECT: Proposed Rear addition and deck to SFD. The structure is located at:
2903 44th St NW
Lot 0806 in Square 1620
Zoned WH/R-1-A
DCRA File Job #B1404220
DCRA BZA Case #FY-15-24-Z

Review of 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 for building a deck addition that does not comply with § 404.1, minimum required rear yard setback in R-1-A. (§ 3104.1).

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 #B1404220) FY15-24-Z

NOTES AND COMPUTATIONS

ADDRESS: 2903 44th St NW

LOT(S): 0806

SQUARE: 1620

SFD

ZONED: WH/R-1-A
PROVIDED

REQUIRED

ALLOWED

VARIANCE

LOT AREA	7500 Sq. Ft.		10004 Sq. Ft.	N/A
LOT WIDTH	103 Ft		100 Ft	N/A
LOT OCCUPANCY (%)		3001.2 Sq. Ft. (Max. 30 %)	<u>Existing:</u> 1970 Sq. Ft. (19.7%) <u>Proposed:</u> 2204 Sq. Ft. (22%)	N/A
REAR YARD	25 Ft. min.		0 Ft.	25 Ft.
SIDE YARD (Northern property line)	8Ft.		12.7 Ft.	N/A
SIDE YARD (Southern property line)	8Ft.		21.5 Ft.	N/A
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	