

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



April 8, 2015

REVISED

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator *MB*

SUBJECT: Proposed 1- Story rear deck addition to an existing conforming Single-Family, semi-detached structure that exceeds the maximum allowable lot occupancy and does not meet the minimum side yard setback requirement.
The structure is located at
5330 42nd Street N.W.
Lot 0030 in Square 1664
Zoned R-2
DCRA File Job #B1500995
DCRA BZA Case #FY-15-29-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 from §223.1 to allow a new 1- Story rear deck addition to an existing conforming Single-Family, semi-detached structure that exceeds the maximum allowable lot occupancy requirement of §403 for the R-2 residence zone (§ 3104.1).
2. Special Exception from §223.1 to allow a new 1- Story rear deck addition to an existing conforming Single-Family, semi-detached structure that does not meet the minimum side yard setback requirement of §405 for the R-2 residence zone (§ 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.

(Permit # B1500995) FY-15-29-Z

NOTES AND COMPUTATIONS

ADDRESS: 5330 42nd Street N.W.

LOT(S): 0030

SQUARE: 1664

Single Family Dwelling

ZONED: R-4

10 ft. deep deck

	<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>VARIANCE</u>
LOT AREA	3,000 ft. ²		2346.5 ft. ²	N/A
LOT WIDTH	30 ft.		25 ft.	N/A
LOT OCCUPANCY	40% / 1200 ft. ²		Existing: 925.9 ft. ² / 39% Proposed (main): 1138.76 ft. ² Proposed (stair): 32.4 ft. ² Total Proposed: 1171.16 ft. ² / 50%	232.56 ft. ² / 24 %
PARKING SPACES	1 space (9ft.x 19 ft.)		1 space (9ft.x 19 ft.)	N/A
SIDE YARD	8 ft.		1.3 ft.	6.7 ft. / 84%

(Permit # B1500995) FY-15-29-Z

NOTES AND COMPUTATIONS

ADDRESS: 5330 42nd Street N.W.

LOT(S): 0030

SQUARE: 1664

Single Family Dwelling

ZONED: R-4

9.6 ft. deep deck

	<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>VARIANCE</u>
LOT AREA	3,000 ft. ²		2346.5 ft. ²	N/A
LOT WIDTH	30 ft.		25 ft.	N/A
LOT OCCUPANCY	40% / 1200 ft. ²		Existing: 925.9 ft. ² / 39% Proposed (main): 1079.96 ft. ² Proposed (stair): 32.4 ft. ² Total Proposed: 1131.36 ft. ² / 50%	192.76 ft. ² / 20 %
PARKING SPACES	1 space (9ft.x 19 ft.)		1 space (9ft.x 19 ft.)	N/A
SIDE YARD	8 ft.		1.3 ft.	7 ft. / 84%