

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



May 11, 2015

REVISED

MEMORANDUM

TO: Board of Zoning Adjustment

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

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)

****The Zoning Administrator has granted minor flexibility for the rear yard setback pursuant to §407 of DCMR Title 11.***

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.18990
EXHIBIT NO.45

(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-2

10 ft. deep deck

REQUIRED

ALLOWED

PROVIDED

SPECIAL EXCEPTION

	<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>SPECIAL EXCEPTION</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%	205 46 ft ²
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

(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-2

9.5 ft. deep deck

REQUIRED

ALLOWED

PROVIDED

SPECIAL EXCEPTION

	<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>SPECIAL EXCEPTION</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%	245 26 ft ²
PARKING SPACES	1 space (9ft x 19 ft)		1 space (9ft x 19 ft)	N/
SIDE YARD	8 ft		1 3 ft.	6 7 ft