

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



December 9, 2014

MEMORANDUM

TO: Board of Zoning Adjustment

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

SUBJECT: A Proposed two-story rear addition to an existing conforming Single Family Dwelling row structure that does not meet required rear yard and open court setbacks. The structure is located at:
329 36th Street, NE
Lot 0008 in Square 5021
Zoned R-3
DCRA File Job #B1411615
DCRA BZA Case #FY-14-72-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 to §§ 223.1 & 223.2 to permit a two-story rear addition to an existing conforming SFD row structure that does not meet the minimum rear yard setback of §404.1 in the R-4 residential zone district (§3104.1).
2. Special Exception pursuant to §§ 223.1 & 221.2 pursuant to DCMR-11 §223, to permit a two-story rear addition to an existing conforming SFD row structure that does not meet the open court setback of §406.1 in the R-4 residential zone district (§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.

NOTES AND COMPUTATIONS

ADDRESS: 329 36TH St. N.E.LOT(S): 0008SQUARE: 5021ZONED: R-3REQUIREDALLOWEDPROVIDEDVARIANCE

LOT AREA	1280 Sq. Ft.		1280 Sq. Ft.	N/A
LOT WIDTH	16 Ft		16 Ft	N/A
LOT OCCUPANCY	60%	760 Sq. Ft. (Max. 60 %)	Exist: 660 ft. ² (52.0%) Add: 100 ft. ² Total: 760 ft. ² (59%)	100 Sq. Ft./- 8.08%
FLOOR AREA RATIO ()	N/A	N/A	N/A	N/A
PARKING SPACES	0		0	N/A
LOADING BERTHS	N/A		N/A	N/A
FRONT YARD	N/A		N/A	N/A
REAR YARD	20 Ft min.		16 Ft	4 Ft. (80%)
SIDE YARD	00 Ft.		00 Ft.	N/A
COURT, OPEN	6 Ft		0.42 Ft.	5.58 Ft. (93%)
COURT, CLOSED	N/A		N/A	N/A