

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



RECEIVED THIS 8 DAY OF April 2015
ON 4/8/15
BY ME Pat Curry

March 31, 2015

MEMORANDUM

TO: Board of Zoning Adjustment

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

SUBJECT: Proposed two-story rear addition to an existing nonconforming single family row dwelling.
The structure is located at:
1375 Massachusetts Ave. S.E.
Lot 0102 in Square 1037
Zoned R-4
DCRA File Job #B1504465
DCRA BZA Case #FY-15-38-Z

Review of the plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

1. Variance from 3103.5 to allow a two story rear addition to an existing nonconforming single family row dwelling that does not meet the minimum rear yard requirement of §404 in the R-4 residence district (§ 3103.2).
2. Variance from 3103.5 to allow a two story rear addition to an existing nonconforming single family row dwelling that exceeds the maximum allowable lot occupancy of §403 in the R-4 residence district (§ 3103.2).
3. Variance from 3103.5 to allow a two story rear addition to an existing nonconforming single family row dwelling that does not meet the minimum open court requirement of §406 in the R-4 residence district (§ 3103.2).

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 #B1504465) FY15-38Z

NOTES AND COMPUTATIONS

ADDRESS: 1375 Massachusetts Ave. S.E.

LOT(S): 0102

SQUARE: 1037

Single Family
Dwelling

ZONED: R-4

	<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>VARIANCE</u>
LOT AREA	1800 Sq. Ft.		808 Sq. Ft.	N/A
LOT WIDTH	18 Ft		20 Ft	N/A
LOT OCCUPANCY	60%	490.8 Sq. Ft.	Existing: 663.4 Sq. Ft. (81%) Proposed: 808 Sq. Ft. (100.0%)	317.2 Sq. Ft.(164.6%)
REAR YARD	20 Ft min.	20 Ft.	1 Ft	19 Ft.(95%)
COURT, OPEN	6 ft.	6 Ft.	Open Court 1: 1.5 ft. Open Court 2: 0.5 ft.	4.5 FT. (75%) 5.5 FT (92%)