

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



June 1, 2015

**MEMORANDUM**

TO: Board of Zoning Adjustment

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

SUBJECT: Proposed one-story rear deck addition to an existing single family dwelling. The structure is located at:  
2131 Observatory Pl NW  
Lot 1205 in Square 1301  
Zoned R-3  
DCRA File Job #B1506260  
DCRA BZA Case #FY-15-52-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 the proposed one-story rear deck addition to an existing single family residence that does not provide the required rear yard setback in the R-3 zone. § (§ 3104).

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.

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Board of Zoning Adjustment  
District of Columbia  
CASE NO.19065  
EXHIBIT NO.4

(Permit #B1506260) FY15-52-Z

### NOTES AND COMPUTATIONS

ADDRESS: 2131 Observatory PI NW

LOT(S): 1205

SQUARE: 1301

SFD

ZONED: R-3

REQUIRED

ALLOWED

PROVIDED

VARIANCE

|                                       |              |                             |                                                                              |       |
|---------------------------------------|--------------|-----------------------------|------------------------------------------------------------------------------|-------|
| LOT AREA                              | 3000 Sq. Ft. |                             | 2605 Sq. Ft.                                                                 | N/A   |
| LOT WIDTH                             | 30 Ft        |                             | 32.6 Ft (Average rear yard)                                                  | N/A   |
| LOT OCCUPANCY (%)                     |              | 1042 Sq. Ft.<br>(Max. 40 %) | <u>Existing:</u> 645 Sq. Ft. (24.8%)<br><u>Proposed:</u> 923 Sq. Ft. (35.4%) | N/A   |
| REAR YARD                             | 20 Ft. min.  |                             | 15 Ft.                                                                       | 5 Ft. |
| SIDE YARD<br>(Northern property line) | 8Ft.         |                             | 14 Ft.                                                                       | N/A   |
| SIDE YARD<br>(Southern property line) | N/A          |                             | 0 Ft.                                                                        | N/A   |
| COURT, OPEN                           | N/A          |                             | N/A                                                                          |       |
| COURT, CLOSED                         | N/A          |                             | N/A                                                                          |       |