

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



April 14, 2015

**MEMORANDUM**

TO: Board of Zoning Adjustment

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

SUBJECT: Proposed rear addition and conversion of an existing flat semi-detached structure to a three unit apartment building.  
The structure is located at:  
1100 Euclid Street NW  
Lot 0115 in Square 2865  
Zoned R-4  
DCRA File Job #B1505044  
DCRA BZA Case #FY-15-45-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 Section 404.1 to allow the elimination of an existing rear yard with the proposed construction of an addition with deck and conversion to a three unit apartment building in a semi-detached structure located in R-4 zone (§ 3103).
2. Variance from Section 403.1 for the construction of rear addition and conversion to a three unit apartment building which exceeds the maximum allowable lot occupancy for a semi-detached structure located in R-4 zone (§ 3103)

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.19066  
EXHIBIT NO.9

(Permit #B1505044) FY15-45-Z

## NOTES AND COMPUTATIONS

ADDRESS: 1100 Euclid Street N.W.

LOT(S): 0115

SQUARE: 2865

Rear addition and  
conversion to  
three unit  
apartment building

ZONED: R-4

REQUIRED

ALLOWED

PROVIDED

VARIANCE

|                  |                                       |  |                                                                            |               |
|------------------|---------------------------------------|--|----------------------------------------------------------------------------|---------------|
| LOT AREA         | 2700 sf (900 sf<br>per dwelling unit) |  | 3098 sf                                                                    |               |
| LOT OCCUPANCY    | 1239 sf (40%<br>maximum)              |  | Existing: 1054 sf (34%)<br>Proposed: <u>443 sf</u><br>Total: 1497 sf (48%) | 258 sf (20%)  |
| REAR YARD        | 20 ft.                                |  | 0 ft                                                                       | 20 ft. (100%) |
| PERVIOUS SURFACE | 620 sf (20% of<br>3098)               |  | 870 sf                                                                     | NA            |