

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



June 10, 2015

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator

SUBJECT: Proposed rear additions to a two-family flat.
The structure is located at:
1329 Holbrook St NE
Lot 0082 in Square 4073
Zoned R-4
DCRA File Job #B1505528
DCRA BZA Case #FY-15-50-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 rear two-story and three-story additions to a proposed two-family flat structure that does not comply with 404.1, minimum rear yard setback requirement. § (§ 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.

1100 4th Street, SW 3rd Floor Washington, D.C. 20024
Phone: (202) 442-4576 Fax: (202) 442-4871

(Permit #B1505528) FY15-50-Z

NOTES AND COMPUTATIONS

ADDRESS: 1329 Holbrook St NE

LOT(S): 0082

SQUARE: 4073

SFD to Flat

ZONED: R-4

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	1800 Sq. Ft.		3607 Sq. Ft.	N/A
LOT WIDTH	18 Ft		34.58 Ft	N/A
LOT OCCUPANCY (%)		2164.2 Sq. Ft. (Max. 60 %)	Existing: 847 Sq. Ft. (23.5%) Proposed: 1522 Sq. Ft. (42.2%)	N/A
REAR YARD	20 Ft. min.		2 Ft.	18 Ft.
SIDE YARD (Northern property line)	5 Ft.		8Ft.	N/A
SIDE YARD (Southern property line)	N/A		0 Ft.	N/A
BUILDING HEIGHT AND		40 Ft.	24 Ft.	N/A
NUMBER OF STORIES		3	3	N/A
% PERVIOUS SURFACE	721.4 Sq. Ft. (Min. 20 %)		946 Sq. Ft. (26.2 %)	N/A