

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



July 24, 2015

MEMORANDUM

TO: Board of Zoning Adjustment

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

SUBJECT: Proposed addition to an existing single family row dwelling on an alley lot. The structure is located at:
1319 Naylor Ct NW
Lot: 0038 in Square: 0367
Zoned: R-4
DCRA File Job # B1508795
DCRA BZA Case # FY-15-77-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 to permit the proposed addition to an existing single family row dwelling on an alley lot that does not comply with the minimum rear yard setback of § 404.1 or the maximum lot occupancy of § 403.2 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 form the BZA, within 30 days of the date of this memo.

NOTES AND COMPUTATIONS

ADDRESS: 1319 Naylor Ct NW

LOT(S): 0038

SQUARE: 0367

SFD

ZONED: R-4

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	1800 Sq. Ft.		2,470 Sq. Ft.	N/A
LOT WIDTH	18 Ft.		26 Ft	N/A
LOT OCCUPANCY (%)		1,482 Sq. Ft. permitted (Max. 60 %)	1,370 Sq. Ft. (Existing) (55%) 1,729 Sq. Ft. (Proposed) (70%)	247 Sq. Ft. (10 %)
REAR YARD	20 Ft. Min.		0 Ft.	20 Ft.
HEIGHT		The height of a structure erected or constructed on an alley lot shall not exceed the distance from the opposite side of the abutting alley to the outside wall of the structure nearest the alley 30 Ft. Wide Alley	28'4"	N/A
PERVIOUS SURFACE	494 Sq. Ft. (Min. 20%)			N/A b/c addition is less than 25% lot occupancy expansion to a historic resource.