

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



June 29, 2015

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant 
Zoning Administrator

SUBJECT: Proposed two-story infill addition to Single Family Row Dwelling in R-5-B. The Structure located at:
2125 10th Street NW
Lot 0055 in Square 0358
Zoned R-5-B
DCRA File Job #B1505356
DCRA BZA Case #FY-15-66-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 allow a two-story infill addition to an existing nonconforming single family structure that has already exceeded maximum lot occupancy as per § 2001.3. (§ 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 #B1505356) FY15-66-Z

NOTES AND COMPUTATIONS

ADDRESS: 2125 10th St NW
SFD

LOT(S): 0055
ZONED: R-5-B

SQUARE: 0358

	<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>VARIANCE</u>
LOT AREA	N/A		797 Sq. Ft.	N/A
LOT WIDTH	N/A		13.5 Ft	N/A
LOT OCCUPANCY (%)		478.2 Sq. Ft. (Max. 60 %)	<u>Existing:</u> 519.75 Sq. Ft. (65.2%) <u>Proposed:</u> No change (Infill area already included in building area)	348 Sq. Ft. 5.2 %
FLOOR AREA RATIO (FAR)		1.8 (GFA = 1434 Sq. Ft.)	1.3 (GFA = 1039.5 Sf. Ft.)	N/A
REAR YARD	15 Ft. min.		21 Ft.	N/A
SIDE YARD (Eastern property line)	N/A		N/A	N/A
SIDE YARD (Western property line)	N/A		N/A	N/A
COURT, OPEN	N/A		N/A	N/A
COURT, CLOSED	N/A		N/A	N/A