

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



June 17, 2015

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator

SUBJECT: Proposed expansion and conversion of an existing Single-Family Dwelling into a Chancery. The structure is located at:
2360 Massachusetts Ave, NW
Lot 0050 in Square 2507
Zoned D/R-3
DCRA File Job #B1501170
DCRA BZA Case #FY-15-35-Z

Review of plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

1. Special exception pursuant to § 1002.1 to allow the conversion of an existing Single Family Dwelling into chancery in D/R-3. (§ 3104)
2. Variance from Section § 403.2 to permit a deck and patio extension in excess of the maximum allowable lot occupancy. (§ 3103.2)

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. 19091

EXHIBIT NO. 2

Board of Zoning Adjustment
District of Columbia
CASE NO.19091
EXHIBIT NO.2

(Permit #B1501170) FY15-35-Z

NOTES AND COMPUTATIONS

ADDRESS: 2360 Massachusetts Ave NW

LOT(S): 0050

SQUARE: 2507

SFD

ZONED: D/R-3

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	2000 Sq. Ft.		2726 Sq. Ft.	N/A
LOT WIDTH	20 Ft		25 Ft	N/A
LOT OCCUPANCY (%)		1635.6 Sq. Ft. (Max. 60 %)	<u>Existing:</u> 1625 Sq. Ft. (59.6%) <u>Proposed:</u> 2000 Sq. Ft. (73.4%)	375 Sq. Ft. 13.4 %
REAR YARD	20 Ft. min.		29 Ft.	N/A
SIDE YARD (Eastern property line)	N/A		0Ft.	N/A
SIDE YARD (Western property line)	N/A		0 Ft.	N/A
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	