

**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 one-story rear addition to Single Family Semi-Detached Dwelling in R-1-B. The Structure located at:  
3008 Ordway St NW  
Lot 0007 in Square 2071  
Zoned R-1-B  
DCRA File Job #B1505070  
DCRA BZA Case #FY-15-44-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 one-story rear addition to an existing nonconforming single family structure that does not comply with § 2001.3 by extending a nonconforming side yard, and creates an open court that does not conform to minimum required width per § 406.1. (§ 3104).
2. Special exception pursuant to § 412.7 for a partial reduction in the minimum pervious surface required under § 412.3. (§ 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.*

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## NOTES AND COMPUTATIONS

ADDRESS: 3008 Ordway St NW

LOT(S): 2071

SQUARE: 0007

SFD

ZONED: R-1-B

(Semi Detached)

|                                      | <u>REQUIRED</u> | <u>ALLOWED</u>              | <u>PROVIDED</u>                                               | <u>VARIANCE</u>  |
|--------------------------------------|-----------------|-----------------------------|---------------------------------------------------------------|------------------|
| LOT AREA                             | 5000 Sq. Ft.    |                             | 3125 Sq. Ft.                                                  | N/A              |
| LOT WIDTH                            | 50 Ft           |                             | 25 Ft                                                         | N/A              |
| LOT OCCUPANCY (%)                    |                 | 1250 Sq. Ft.<br>(Max. 40 %) | Existing: 906 Sq. Ft. (29%)<br>Proposed: 1202 Sq. Ft. (38.5%) | N/A              |
| REAR YARD                            | 25 Ft. min.     |                             | 25 Ft.                                                        | N/A              |
| SIDE YARD<br>(Eastern property line) | 8 Ft.           |                             | 5Ft.                                                          | 3 Ft.            |
| SIDE YARD<br>(Western property line) | 8 Ft.           |                             | 5 Ft.                                                         | N/A (Per §405.8) |
| COURT, OPEN<br>4"/Ft                 | 9 Ft.           |                             | 5 Ft.                                                         | 4Ft.             |
| COURT, CLOSED                        | N/A             |                             | N/A                                                           |                  |