

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



September 24, 2015

MEMORANDUM

TO: Board of Zoning Adjustment

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

SUBJECT: Proposed two-story rear addition to Single Family Semi-Detached.
The structure is located at
3530 Edmunds Street NW
Lot 0029 in Square 1937
Zoned NO/R-1-B
DCRA File Job #B1509403
DCRA BZA Case #FY-15-88-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 rear addition to an existing nonconforming structure (semi-detached) in R-1-B that does not comply with § 406.1, minimum side setback and §2001.3, extension of nonconforming side yard. (§ 3104.1).

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

Board of Zoning Adjustment
District of Columbia
CASE NO.19150
EXHIBIT NO.5

NOTES AND COMPUTATIONSADDRESS: 3530 Edmunds St NWLOT(S): 0029SQUARE: 1937

SFD

ZONED: NO/R-1-BVARIANCEPROVIDEDALLOWEDREQUIRED

LOT AREA	5000 Sq. Ft.		7920 Sq. Ft.	N/A
LOT WIDTH	50 Ft.		50 Ft.	N/A
LOT OCCUPANCY (%)		3168 Sq. Ft. (Max.40 %)	Existing: 3117 Sq. Ft. (39.4%) Proposed: 3146 Sq. Ft. (39.7%)	N/A
REAR YARD	25 Ft. min.		79 Ft.	N/A
SIDE YARD (Eastern property line)	8 Ft.		0Ft.	8 Ft.
SIDE YARD (Western property line)	8 Ft.		8 Ft.	N/A
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	