

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



September 3, 2015

MEMORANDUM (Revised on 9-3-15)

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator

SUBJECT: Proposed 3rd Story addition to an existing nonconforming single family dwelling (SFD) row structure.
The structure is located at
2131 N. Street N.W,
Lot 0181 in Square 0069
Zoned DC/R-5-B
DCRA File Job #B1505932
DCRA BZA Case #FY-15-57-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 from § 223.1 to permit a third-story rear addition to an existing nonconforming SFD row structure that exceeds the maximum lot occupancy of § 403 for the DC/R-5-B residence zone, (§ 3103.2).
2. Special Exception from § 223.1 to permit a third-story rear addition to an existing nonconforming SFD row structure that does not meet the minimum open court requirements of § 406 for the DC/R-5-B residence zone, (§ 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.

(Subdivision Sq-) FY15-57-Z

NOTES AND COMPUTATIONS

ADDRESS: 2131 N. St. N.W.

LOT(S): 0181

SQUARE: 0069

Single Family
Dwelling

ZONED: DC/R-5-B

	<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>VARIANCE</u>
LOT OCCUPANCY	60% (1000.2 ft. ²)		1,095.212 Sq. Ft. (66%)	(NO CHANGE)
COURT, OPEN	12.67 ft.		4.2 ft.	8.47 FT. (33% of required width)