

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



March 28, 2016

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator

SUBJECT: Proposed second story rear deck addition to an existing two-family flat. The structure is located at
1723 Swann Street NW
Lot 0821 in Square 0152
Zoned R-5-B
DCRA File Job #B1509560
DCRA BZA Case #FY-15-68-Z

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

1. Variance pursuant to § 403.2 for a second story rear deck addition to a structure that will be in excess of the allowable lot occupancy in R-5-B Zoning District. (§ 3103.2)
2. Variance pursuant to § 404.1 for a second story rear deck addition to a structure that does not comply with required minimum rear yard setback in R-5-B Zoning District. (§ 3103.2)
3. Variance pursuant to § 406.1 for a second story rear deck addition to a structure that does not comply with required minimum open court width in R-5-B Zoning District. (§ 3103.2)
4. Variance pursuant to § 2001.3 for a second story rear deck addition to a nonconforming structure that has exceeded maximum lot occupancy in R-5-B Zoning District. (§ 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.

NOTES AND COMPUTATIONSADDRESS: **1723 Swann St NW**LOT(S): **0821**SQUARE: **0152**

FLAT

ZONED: **R-5-B****REQUIRED****ALLOWED****PROVIDED****VARIANCE**

LOT AREA	N/A		1445 Sq. Ft.	N/A
LOT WIDTH	N/A		16.75 Ft	N/A
LOT OCCUPANCY (%)		867 Sq. Ft. (Max. 60 %)	<u>Existing:</u> 1032 Sq. Ft. (71.4%) <u>Proposed:</u> 1102.3 Sq. Ft. (76.3%)	235.3 Sq. Ft. 16.3 %
FLOOR AREA RATIO (GFA)		1.8 (2601 Sq. Ft.)	<u>Existing:</u> 1.24 (1802 Sq. Ft.) <u>Proposed:</u> 1.32 (1905 Sq. Ft.)	N/A
REAR YARD	15 Ft. min.		9 Ft.	6 Ft.
SIDE YARD (Eastern property line)	N/A		N/A	
SIDE YARD (Western property line)	N/A		N/A	
COURT, OPEN	10 Ft.		4.3 Ft.	5.7 Ft.
COURT, CLOSED	N/A		N/A	