

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



August 10, 2015

MEMORANDUM

TO: Board of Zoning Adjustment

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

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 exceeds the maximum 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 to allow an enlargement of 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.