

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



February 18, 2016

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant 
Zoning Administrator

SUBJECT: Proposed conversion from a One-family dwelling to a Flat with a 4th story and rear addition (non-conforming structure).
The structure is located at:
17 U Street NW
Lot 0003 in Square 3117
Zoning District: R-4
DCRA File Job #: B1510528
DCRA BZA Case #: FY-16-30-Z

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

1. Variance for the expansion of an existing non-conforming structure pursuant to § 2001.3 for the expansion of a non-conformance structure (non-compliant in lot occupancy - § 403 and open courts - § 406) in the R-4 Zoning District. (§ 3103.2).
2. Variance to exceed the maximum permitted number of stories for a structure in the R-4 Zoning District (3) pursuant to § 400.1 to allow for a fourth story addition to an existing three-story structure. (§ 3103.2).
3. Variance from Section § 403.2 to permit construction of a rear spiral staircase in excess of the allowable lot occupancy percentage. (§ 3103.2)
4. Variance to allow for the expansion of an existing non-conforming open court pursuant to § 406.1 to allow for a fourth story addition to an existing three-story structure. (§ 3103.2).

5. Special Exception pursuant to § 400.23 to allow for a structure to be erected to a height not exceeding forty feet (40 ft.) in the R-4 Zoning District. (§ 3104.1).
6. Special Exception pursuant to § 400.24(a) to allow for the alteration of an existing rooftop architectural element original to the building in the R-4 Zoning District. (§ 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.