

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



January 4, 2016

REVISED

MEMORANDUM

TO: Board of Zoning Adjustment

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

SUBJECT: Proposed one-story rear deck. The structure is located at
1616 Webster Street NW
Lot 0010 in Square 2646
Zoned R-3
DCRA File Job #B1512297
DCRA BZA Case #FY-15-92-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 for a one-story rear deck that does not comply with § 403.2, maximum lot occupancy and § 2001.3, expansion of a nonconforming structure that has already exceeded maximum lot occupancy. (§ 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.19170
EXHIBIT NO.31

(Permit #B1512297) FY15-92-Z

NOTES AND COMPUTATIONS

ADDRESS: 1616 Webster St NW

LOT(S): 0010

SQUARE: 2646

SFD

ZONED: R-3

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	3000 Sq. Ft.		4442 Sq. Ft.	N/A	
LOT WIDTH	30 Ft		32 Ft	N/A	
LOT OCCUPANCY (%)		1777 Sq. Ft. (Max. 40 %)	<u>Existing:</u> 1872 Sq. Ft. (42.1%) <u>Proposed:</u> 2205 Sq. Ft. (49.6%)	428 Sq. Ft.	9.6 %
REAR YARD	20 Ft. min.		62 Ft.	N/A	
SIDE YARD (Eastern property line)	N/A		N/A		
SIDE YARD (Western property line)	8 Ft.		8 Ft.	N/A	
COURT, OPEN	N/A		N/A		
COURT, CLOSED	N/A		N/A		