

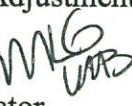
**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**



August 21, 2015

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant 
Zoning Administrator

SUBJECT: Proposed second story rear addition to an existing row dwelling.
The structure is located at
1816 Vermont Avenue NW
Lot 0802/0803 in Square N-0334
Zoned R-4
DCRA File Job #B1508875
DCRA BZA Case #FY-15-67-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 § 406.1 for a second story rear addition that does not comply with the minimum open court width requirements in R-4 Zoning District. (§ 3103.2)
2. Variance pursuant to § 2001.3 to enlarge a nonconforming structure that has already exceeded maximum lot occupancy in R-4 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.

1100 4th Street, SW 3rd Floor Washington, D.C. 20024
Phone: (202) 442-4576 Fax: (202) 442-4871

(Permit #B1508875) FY15-67-Z

NOTES AND COMPUTATIONS

ADDRESS: 1816 Vermont Ave NW

LOT(S): 0802/0803

SQUARE: 0334N

SFD

ZONED: R-4

REQUIRED

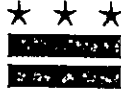
ALLOWED

PROVIDED

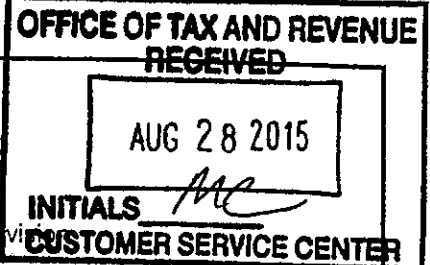
VARIANCE

LOT AREA	1800 Sq. Ft.		921 Sq. Ft.*	N/A
LOT WIDTH	18 Ft.		14 Ft	N/A
LOT OCCUPANCY (%)		552.6 Sq. Ft. (Max. 60 %)	<u>Existing:</u> 653.8 Sq. Ft. (71%) <u>Proposed:</u> No change	101.2 Sq. Ft. 11 %
REAR YARD	20 Ft. min.		17.5 Ft.	N/A
SIDE YARD (Eastern property line)	N/A		N/A	
SIDE YARD (Western property line)	N/A		N/A	
COURT, OPEN	6 Ft. min.		2.5 Ft.	3.5 Ft
COURT, CLOSED	N/A		N/A	

*Subdivision applied for to consolidate lots 802 and 803 into one record lot.



Government of the District of Columbia
Office of Tax and Revenue, Real Property Assessment Division
Maps & Title
1101 4th Street, S.W. Suite 2000; Customer Service Center
Washington, D.C. 20024



200 Ft Radius and Tax Map Request Form

Please Choose Request Type(s):



200 Ft Radius Request(s)



Tax Map Request(s)

Contact Information: (Please write clearly or contacting may not be possible)

Telephone Number: 310.770.0412

Email (optional): dmiller3142001@yahoo.com

Date of Request	Name of Requestor	Actual Owner	Square	Suffix	Lot
Aug 28	Dana Miller	Dana Miller + Jeff Sank	Lot 0802/0803	← →	N-0334

Address(s)

1816 Vermont Avenue NW Wash DC 20001

Instructions:

1. Please complete form.
2. Get date Stamp.
3. Make copy for your records.

Fees:

200 ft radius: \$35 500 ft radius: \$40
1000 ft radius: \$45
Tax Maps - Fee \$30 each

Office Use Only: Amount Due: \$

Process Time: 3 - 5 business days from date received. You will be contacted via phone or email.
Mailed request forms may take weeks to reach Maps and Title.

Pickup: Must pick up the completed product in person at above address.
Product cannot be emailed or mailed.

Payments: Must make payments in person at time of pickup.
Mailed payments will not be accepted.

Revised (10/16/2013)