

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



September 30, 2015

MEMORANDUM

TO: Board of Zoning Adjustment

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

SUBJECT: Proposed addition to an existing nonconforming Flat, row structure.
The structure is located at
133 U. Street N.E.
Lot 0186 in Square 3533
Zoned R-4
DCRA File Job #B1512016
DCRA BZA Case #FY-15-86-Z

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

1. Variance from §2001.3 to permit a 3rd story addition to a Flat that exceeds the maximum allowable lot occupancy requirements of § 403 in the R-4 residence zone, (§ 3103.2).
2. Variance from § to permit a 3rd story addition to a Flat that does not meet the minimum rear yard requirements of § 404 for a rear yard in the R-4 residence zone, (§ 3103.2)
3. Variance from to permit a 3rd story addition to a Flat that does not meet the minimum open court requirements of § 406 for an open court in the R-4 residence zone, (§ 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.

(Permit # B1512016) FY-15-86-Z

NOTES AND COMPUTATIONS

ADDRESS: 133 U. Street N.E

LOT(S): 0188

SQUARE: 3533

Flat

ZONED: R-4

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	1,800 ft. ²		1,220 ft. ²	N/A
LOT OCCUPANCY	732 ft. ² (60%)		Existing: 1116.5 ft. ² (92%) Proposed: 1116.5 ft. ² (92%)	384.5 ft. ² (30%)
REAR YARD	20 ft. min.		Existing: 8 ft. Proposed: 4.2 ft.	15.8 ft. (40%)
COURT, OPEN	13 ft.		Existing: 0 ft. Proposed: 8 ft.	5 ft. (38%)
BUILDING HEIGHT	35 ft. (max.)		29.5 ft.	N/A
STORIES	3 Stories (max.)		Existing: 2 Proposed: 3	N/A