

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



October 23, 2015

REVISION # 2

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *m22*
Zoning Administrator

SUBJECT: Proposed addition to an existing nonconforming one-family row dwelling on an alley lot
The structure is located at:
1317 Naylor Court, NW
Lot: 0863 in Square: 0367
Zoned: R-4
DCRA BZA Case #FY-16-7-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 allow an addition to an existing nonconforming one-family dwelling that exceeds the maximum allowable lot occupancy pursuant to §403.2 in the R-4 residential 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.

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.19197
EXHIBIT NO.8

FY-16-07-Z

NOTES AND COMPUTATIONS

ADDRESS: 1317 Naylor Court NW

LOT 0863

SQUARE: 0367

Expansion of
nonconforming
one-family
dwelling

ZONED: R-4

	<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>VARIANCE</u>
LOT AREA	1, 800 SF		2,524 SF	N/A
LOT OCCUPANCY	1,514 SF (60%)		Existing: 2,524 SF (100%)	1010 SF (40%) Existing Condition