

February 22nd, 2016

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant
Zoning Administrator

SUBJECT: Proposed addition to a two-family flat. The structure is located at
2803 Sherman Avenue NW
Lot 0335 in Square 2886
Zoned R-4
DCRA File Job #B1508915
DCRA BZA Case #FY-16-14-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 to allow the proposed expansion of a nonconforming structure (§ 2001.3) that has already exceeded maximum lot occupancy (§ 403.2) and that decreases the nonconforming side yard setback (§ 405.8) (§ 3104.1).
2. Special Exception pursuant to § 411.5 to allow a penthouse on the roof of a semi-detached dwelling. (§ 3104.1).
3. Special exception pursuant to § 411.18 to allow a penthouse, guard rail, and deck not meeting the roof setback requirements. (§ 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.