GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

MEMORANDUM

TO: Eleanor Roberts Lewis
Chairperson
Advisory Neighborhood Commission 3D

Ellen McCarthy
Deputy Director
Office of Planning

John Patrick Brown, Jr.
c/o Mildred Crary

FROM: Jerrily R. Kress, FAIA RSN for
Director

DATE: June 6, 2001

RE: BZA Application No. 16521 (3020 43rd Street, N.W.) Charles Sisson

---

Attached, please find a copy of the Zoning Administrator's memorandum dated April 23, 2001, in reference to the above-cited application. The memorandum cites three areas of variance relief required for the construction plans (Exhibit 77 in the record) proffered by the applicant. The Board of Zoning Adjustment is scheduled to consider this matter at its July 31, 2001, public meeting (see attached notice).

Please call the Office of Planning at (202) 727-6311 if you have any questions.

Attachments

BZA
Case No. 16521
Exhibit No. 81

Board of Zoning Adjustment
District of Columbia
CASE NO.16521
EXHIBIT NO.81

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Building and Land Regulation Administration
Office of the Zoning Administrator

April 23, 2001

D.C. OFFICE OF ZONING
2001 MAY -1 PM 1:12
RECEIVED

Jerrily R. Kress, Director
Office of Zoning (BZA)
441 4th Street, N.W., Suite 210
Washington, D.C. 20009

Re: BZA Application 16521
Charles Sisson
3020 43rd Street, N.W.

Dear Ms. Kress:

Please find attached a copy of the notes and computation sheet in regard to the above referenced premises.

Pursuant to the review of the building Survey (Exhibit #63) and plans attached to your letter of January 25, 2001, find below the relief the subject premises should seek before the Board of Zoning Adjustments:

1. Variance from the percentage of lot occupancy limitation of Section 1543.2(a) for a single family dwelling in the WHOD/R-1-A Zone. (Section 3103.2)

2. Variance from the front yard setback requirements of Section 1543.4 for all residential buildings in WHOD/R-1-A Zone. (Section 3103.2)

BZA
Case No. 16521
Exhibit No. 75

3. Variance from Section 2001.3(b) to allow an addition to an existing Non-conforming structure in the WHOD/R-1-A Zone. (Section 3103.2)

Furthermore, it appears a stoop was on site, prior to Mr. Sessions front porch Addition. It is my conclusion that Mr. Session constructed the front porch addition outside the scope of DCRA permits and Zoning approval. Also, my investigation concluded that DCRA/OZA staff reviewed and approved permits based upon misinformation provided by the applicant.

If I can be of further assistance, please do not hesitate to call me on 202-442-9554.

Respectfully,

Michael D. Johnson
Zoning Administrator

MDJ/TB/ee

05/01/01 10:01 FAX 2024424871 004

NOTES AND COMPUTATIONS

ADDRESS: 3020 43rd Street, N.W. LOT(S): 810 SQUARE: 1621

ZONED: R-1-B/WHOD

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	5,000 Sq. Ft.		6,562.5 Sq. Ft.	
LOT WIDTH	50'		52.50	
LOT OCCUPANCY (30%)		1,968.75 Sq. Ft.	2,501.14 Sq. Ft.	532.39 Sq. Ft. (8%)
FLOOR AREA RATIO ()		4,625 Sq. Ft.	3,384.1 Sq. Ft.	
PARKING SPACES	1			
LOADING BERTHS	N/A			
FRONT YARD	28.0		15'	13 (46%)
REAR YARD	25'		25'+	
SIDE YARD	8' and 8'		4.96 and 5.69	3.04 (38%)
COURT, OPEN	N/A			
MAXIMUM GROSS FLOOR AREA		4,625 Sq. Ft.	3,384.1 Sq. Ft.	

BOARD OF ZONING ADJUSTMENT
PUBLIC MEETING NOTICE

TIME AND PLACE: **TUESDAY, JULY 31, 2001 at 9:30 A.M.**
SECOND FLOOR HEARING ROOM, SUITE 220
441 4TH STREET, N.W.
WASHINGTON, D.C. 20001

TO DECIDE THE FOLLOWING:

Application No. 16521 of Charles A. Sisson, pursuant to 11 DCMR § 3103.2, for a variance from the front yard setback requirements under subsections 1543.4, a variance from the lot occupancy requirements under subsection 1543.2, and a variance from the nonconforming structure provisions under subsection 2001.3 to allow a front porch, rear addition and accessory garage to a single family dwelling in a WHOD/R-1-A District at premises 3020 43rd Street, N.W. (Square 1621, Lot 70).

Note: Underlined text above denotes newly added zoning relief required by the applicant's development plans pursuant to a letter dated April 23, 2001, from the Zoning Administrator (Exhibit 75 of the record) to the Board of Zoning Adjustment, that clarifies the relief needed by the applicant.

Persons and parties interested in submitting comments on the added variance relief should do so in writing. Written comments must be received by the Board of Zoning Adjustment no later than July 23, 2001. Please address comments to the Board through the Director, Office of Zoning, 441 4th Street, N.W., Suite 210 South, Washington, D.C. 20001.

FOR FURTHER INFORMATION, CONTACT THE OFFICE OF ZONING AT (202) 727-6311.