Government of the District of Columbia

OFFICE OF ZONING

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MEMO

TO: File (16710)

FROM: Richard S. Nero, Jr. RSN
Special Assistant

DATE: April 11, 2001

RE: Clarification of Required Zoning Relief

The BZA Form 2 application and the applicant's statement indicates the need for a special exception under §§ 3104.1 and 223 (addition to single-family dwelling) and a variance from §§ 3103.2 and 405 (side yard requirements) in order to allow the proposed canopy in the R-1-B District. The applicant's surveyor's plat did not originally include the location and dimensions of all buildings (including the proposed canopy). The applicant, on 3/30/01, at OZ's request submitted a revised surveyor's plat, form 2 computation sheet and canopy plan. The total development of the lot will not exceed the 40% lot occupancy (based on the Self-Certification, side 2) allowed in the R-1-B District for a single-family detached dwelling. As such, the variance sought under § 405 is not required. Special exception relief from the side yard provisions (§ 405) would be appropriately sought under §§ 3104.1 and 223.

BZA
Case No. 16710
Exhibit No. 15

Board of Zoning Adjustment
District of Columbia
CASE NO.16710
EXHIBIT NO.15