Government of the District of Columbia

OFFICE OF ZONING

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MEMORANDUM

TO: Board of Zoning Adjustment

THRU: Jerrily R. Kress, FAIA
Director

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

DATE: October 2, 2001

RE: BZA Application No. 16799 (4007 16th Street, N.W.) Willie C. Hopkins

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The above-cited application was filed with a memorandum dated September 10, 2001, from the Zoning Administrator (ZA). The ZA memo specifies BZA relief in the form of two area variances (lot occupancy and open court) to allow an addition to a single-family dwelling in the R-3 District. The OZ amended the application to require a special exception from section 223 (Additions to Single-Family Dwellings or Flats). The lot occupancy of the project (dwelling and addition combined) is 67.4%, 7.4% over the maximum allowable lot occupancy for a row dwelling in the R-3 District, and within the 70% maximum for consideration under section 223. The ZA memo incorrectly stated the percent of variance relief as 12.33% on its Notes and Computation Sheet.

Note: If the applicant built the addition out to both side property lines (eliminating the relief from the open court requirements) the total lot occupancy would still be under 70%. Unless provided; side yards are not required in the R-3 District.

BZA
Case No. 16799
Exhibit No. 11

Board of Zoning Adjustment
District of Columbia
CASE NO.16799
EXHIBIT NO.11