Government of the District of Columbia

ZONING COMMISSION

MEMORANDUM

TO: Board of Zoning Adjustment

THRU: Jerrily R. Kress, FAIA
Director

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

DATE: January 16, 2002

RE: BZA Application No. 16845 – 4417 Faraday Place, N.W.

The Zoning Administrator's memorandum accompanying the above-cited application cites the need for variance relief from subsection 2001.3 to allow the construction of a two-story rear addition to a single-family dwelling. Office of Zoning (OZ) review of the application has determined that the applicant's proposal is eligible for consideration under the special exception provisions of section 223 (Additions to One-Family Dwellings and Flats), which was recently amended to include subsection 2001.3. The applicant's development proposal involves making an addition to an existing house that is nonconforming as to lot area, lot width, court width, and side yard requirements. The proposed addition does not extend or increase the existing nonconformities. Additionally, the proposed rear addition encroaches into the required (20 feet) rear yard depth by 1.5 feet, leaving a rear yard of 18.5 feet. This deviation (variance) is also covered under the special exception provisions of section 223.

BZA
Case No. 16845
Exhibit No. 10

Board of Zoning Adjustment
District of Columbia
CASE NO.16845
EXHIBIT NO.10