Government of the District of Columbia

OFFICE OF ZONING

441 4TH STREET, N.W.
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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Richard S. Nero, Jr. RSN
Chief, Support Services and Quality Control

THRU: Jerrily R. Kress, FAIA
Director

DATE: August 2, 2004

RE: BZA Application No. 17223 (704 East Capitol Street, N.E.) Mintz

The above-cited application was filed requesting variance relief from the R-4 District side yard requirements to allow an addition to a single family semi-detached dwelling. Staff determined that the applicant is eligible for special exception relief under section 223, not meeting the side yard (405) and lot occupancy (403) and nonconforming structure provisions (2001.3). It should also be noted that side 2 of the applicant's Self-Certification Form incorrectly states the maximum allowable lot occupancy as 60%. The maximum allowable lot occupancy is 40% for a semi-detached dwelling in the R-4 District. The applicant's agent was out of the country at this writing.

cc: Andre F. Houston by fax

rsn

BZA
Case No. 17223
Exhibit No. 11

Board of Zoning Adjustment
District of Columbia
CASE NO. 17223
EXHIBIT NO. 11