

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR



April 10, 2008

MEMORANDUM

TO: Board of Zoning Adjustment
From: *Matthew LeGrant*
Matthew LeGrant
Zoning Administrator
Subject: Proposed rear addition to an
existing single family dwelling row structure located at
1165 3rd Street, N.E.
Square 773, Lot 0270; Zone R-4
DCRA File Job #22528-E7
DCRA BZA Case # FY-08- #16-Z

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Review of plans at the above subject premises indicates that Board of Zoning Adjustment approval is required as follows:

1. Special exception from section 223.1 to permit an addition to an existing single family dwelling row structure not in compliance with the maximum lot occupancy from section 403.2 and the minimum required rear yard setback from section 404.1 for a structure in the R-4 residential zone district (Sect. 3104.1).

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17822

EXHIBIT NO. 4

NOTES AND COMPUTATIONSADDRESS: 1165 3RD Street, N.E.

LOT(S): 0270

SQUARE: 0773

ZONED: R-4

	<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>VARIANCE</u>
LOT AREA	1800 sq. ft.		809 sq. ft. (Exist.)	991 sq. ft. (Exist.) 55% (Exist.)
LOT WIDTH	18 ft.		14.75 ft. (Exist.)	3.25 ft. (Exist.) 18% (Exist.)
LOT OCCUPANCY (60%)		485 sq. ft. (60%)	Exist. 413 sq. ft. Add. <u>148 sq. ft.</u> Total 561 sq. ft. (69%)	76 sq. ft. 9%
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1		1 (Exist.)	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	Min. 20'		15.855 '	4.145' 21%
SIDE YARD	N/A		N/A	
COURT, OPEN	N/A		N/A	

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COURT, CLOSED	N/A		N/A	
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