

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



February 16, 2016

REVISED

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *m22*
Zoning Administrator

SUBJECT: Proposed addition to an existing nonconforming Flat, row structure.
The structure is located at:
133 U. Street N.E.
Lot 0186 in Square 3533
Zoned R-4
DCRA File Job #B1512016
DCRA BZA Case #FY-15-86-Z

Review of the plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

1. Variance from §2001.3 to permit a 3rd story addition to a Flat that exceeds the maximum allowable lot occupancy requirements of § 403 in the R-4 residence zone, (§ 3103.2).

Note: All applicants must provide the Office of the Zoning Administrator with submission verification, in the form of a formal receipt from the BZA, within 30 days of the date of this memo.

1100 4th Street, SW 3rd Floor Washington, D.C. 20024
Phone: (202) 442-4576 Fax: (202) 442-4871

Board of Zoning Adjustment
District of Columbia
CASE NO.19191
EXHIBIT NO.25

(Permit #B1512016) FY-15-86-Z - Revised

NOTES AND COMPUTATIONS

ADDRESS: 133 U. Street N.E

LOT(S): 0188

SQUARE: 3533

Flat

ZONED: R-4

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	1,800 ft. ²		1,220 ft. ²	N/A
LOT OCCUPANCY	732 ft. ² (60%)		Existing: 1116.5 ft. ² (92%) Proposed: 1116.5 ft. ² (92%) No Change	384.5 ft. ² (32%)
REAR YARD	20 ft. min.		Existing: 28 ft. Proposed: 28 ft. No Change	N/A
BUILDING HEIGHT	35 ft. (max.)		29.5 ft.	N/A
STORIES	3 Stories (max.)		2 Stories	N/A