

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



February 23, 2016

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator *WJB*

SUBJECT: Proposed addition to an existing nonconforming flat.
The structure is located at:
2803 Sherman Avenue NW
Lot 0335 in Square 2886
Zoning District: R-4
DCRA File Job #: B1508915
DCRA BZA Case #: FY-16-14-Z

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

1. Special Exception pursuant to § 223.1 to allow the proposed expansion of a nonconforming structure (§ 2001.3) that has already exceeded maximum lot occupancy (§ 403.2) and that decreases the nonconforming side yard setback (§ 405.8) (§ 3104.1).
2. Special Exception pursuant to § 411.5 to allow a penthouse on the roof of a semi-detached dwelling. (§ 3104.1).
3. Special exception pursuant to § 411.18 to allow a penthouse, guard rail, and deck not meeting the roof setback requirements. (§ 3104.1).

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.19202
EXHIBIT NO.32

(Permit #B1508915) FY16-14-Z

NOTES AND COMPUTATIONS

ADDRESS: **2803 Sherman Ave NW**

LOT(S): **0335**

SQUARE: **2886**

Flat

ZONED: **R-4**

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	1800 Sq. Ft.		1385 Sq. Ft.	N/A
LOT WIDTH	18 Ft		20.5 Ft	N/A
NUMBER OF STORIES		3	3 (Existing 2)	N/A
BUILDING HEIGHT		35 Ft.	30.5 Ft. (Existing 20.8 Ft.)	N/A
LOT OCCUPANCY (%)		831 Sq. Ft. (Max. 60 %)	<u>Existing:</u> 1078.3 Sq. Ft. (77.9%) <u>Proposed:</u> 967.6 Sq. Ft. (69.8%)	136.6 Sq. Ft. 9.8 %
REAR YARD	20 Ft. min.		20.3 Ft.	N/A
SIDE YARD (Northern property line)	8 Ft.		1 Ft.	7 Ft.
SIDE YARD (Southern property line)	N/A		0 Ft.	N/A
PENTHOUSE		NO	YES	Penthouse for a flat in R-4
PENTHOUSE SETBACK §411.18		1/1	Nonconforming	1/1
HEIGHT OF PENTHOUSE		10 Ft.	9.8 Ft.	N/A
PENTHOUSE STORAGE AREA		30 Sq. Ft.	29.3 Sq. Ft.	N/A