

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



March 21, 2016

MEMORANDUM

TO: Board of Zoning Adjustment

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

SUBJECT: Proposed 2-story rear addition to an existing, conforming single family dwelling row structure.
The structure is located at:
629 L. Street N.E.
Lot 0166 in Square 0856
Zoned R-4
DCRA File Job #B1511060
DCRA BZA Case #FY-16-36-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 from §223 for an addition exceeding the lot occupancy requirement of §403 for the R-4 residence zone, (§ 3104.1).
2. Special Exception from §223 for an addition not meeting the minimum open court requirement of §406 for the R-4 residence zone, (§ 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.19211
EXHIBIT NO.35

NOTES AND COMPUTATIONS

ADDRESS: 629 L ST NE

LOT(S): 0166

SQUARE: 0856

Use: Single Family Dwelling

ZONED: R-4

REQUIRED ALLOWED PROVIDED SPECIAL EXCEPTION

LOT AREA				1500 ft. ²	N/A
LOT OCCUPANCY (40%)			900 ft. ² (Max. 60%)	Existing: 751.5 ft. ² (50.1%) Proposed: 931.5 ft. ² (62.1%)	180 ft. ² (12.1%)
COURT, OPEN	10.5 ft. @ 31.5 ft. court height			Existing: 4 ft. Proposed: 4 ft.	6.5 ft. (62%)