

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



January 14, 2016

MEMORANDUM

TO: Board of Zoning Adjustment

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

SUBJECT: Proposed two-story carriage house on a lot that has an existing primary dwelling unit.
The structure is located at:
1007 S Street NW
Lot 0022 in Square 0334
Zoned R-4
DCRA File Job #B1509276
DCRA BZA Case #FY-16-9-Z

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

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1. Variance from § 403.2 to erect a new carriage house in excess of the maximum allowable lot occupancy in R-4. (§ 3103.2)
2. Variance from § 404.1 to erect a new carriage house without providing the minimum required rear yard setback in R-4. (§ 3103.2)
3. Variance from § 2516.1 to erect more than one principal structures in a residential 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.

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Board of Zoning Adjustment
District of Columbia
CASE NO.19247
EXHIBIT NO.9