

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



April 18, 2016

REVISED MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator

SUBJECT: Proposed two-family flat.
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:

1. Special exception pursuant to § 223.2 to erect a new accessory structure in excess of the maximum allowable lot occupancy in R-4 per § 403.2. (§3104.1)
2. Variance pursuant to § 2500.4 to erect an accessory structure in excess of the allowable height and number of stories in R-4. (§ 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.19247
EXHIBIT NO.27

NOTES AND COMPUTATIONSADDRESS: **1007 S St NW**LOT(S): **0022**SQUARE: **0334**

SFD

ZONED: **R-4****REQUIRED****ALLOWED****PROVIDED****VARIANCE**

LOT AREA	1800 Sq. Ft		1742 Sq. Ft.	N/A
LOT WIDTH	18 Ft.		18.17 Ft.	N/A
LOT OCCUPANCY (%)		1045 Sq. Ft. (Max.60 %)	Existing: 997 Sq. Ft. (57.2%) Proposed: 1220 Sq. Ft. (70.0%)	175 Sq. Ft. 10.0 %
REAR YARD	20 Ft. min.		20 Ft.	N/A
SIDE YARD (Eastern property line)	N/A		N/A	
SIDE YARD (Western property line)	N/A		N/A	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	Width: 5 Ft Area: 350 Sq. Ft		Width: 18.17 Ft Area: 455 Sq. Ft	N/A
HEIGHT OF ACCESSORY STRUCTURE		15 Ft.	18.5 Ft.	3.5 Ft.
NUMBER OF STORIES FOR ACCESSORY STRUCTURE		1	2	1