

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



MEMORANDUM

March 4, 2016

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator

SUBJECT: Proposed addition to an existing nonconforming single family dwelling (SFD) row structure. The structure is located at
3522 Davenport Street N.W.
Lot 0037 in Square 1978
Zoned R-1-B
DCRA File Job #B1509596
DCRA BZA Case #FY-16-21-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 Section 2001.3(b) for an addition to a nonconforming single family dwelling in the R-1-B residence zone, (§ 3103.2).
2. Variance from Section 403.1 for an addition that exceeds the maximum lot occupancy requirement in the R-1-B residence zone, (§ 3103.2).
3. Variance from Section 2115.1 to reduce the minimum length for an automobile parking space in the R-1-B residence zone, (§ 3103.2).
4. Variance from Section 404 for an addition that does not comply with the minimum rear yard requirement in the R-1-B residence zone, (§ 3103.2).
5. Variance from Section 406 for an addition that does not comply with the minimum open court requirement in the R-1-B 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.19272
EXHIBIT NO.6

(Building Permit) FY16-21-Z

NOTES AND COMPUTATIONS

ADDRESS: 3522 Davenport Street N.W.

LOT(S): 0037

SQUARE: 1978

Single Family
Dwelling Row
Structure

ZONED: R-1-B

	<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>VARIANCE</u>
LOT AREA	5,000 ft. ²		2,024 ft. ²	N/A
LOT OCCUPANCY	801 ft. ² (40%)		Existing: 904 ft. ² (45%) Proposed: 1,242 ft. ² (62%)	338 sf (17%)
PARKING SPACES	1 space 9' by 19'		Existing: 1 - 9' by 19' space Proposed: 1 – 9' by 17' space	
REAR YARD	25 ft.(min.)		Existing: 33 ft. Proposed: 17 ft.	8ft. (32%)
COURT, OPEN	6 ft.		Existing: 8 ft. Proposed: 4 ft.	2 ft. (25%)