

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



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[REDACTED] SERVED THIS 29th OF March
AT 2016 ON
BY Geoffrey Earle

March 29, 2015

Pat Curry
CONSUMER & REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator

SUBJECT: Proposed addition to an existing single family dwelling (SFD) row structure.
The structure is located at
1632 Hobart Street N.W.
Lot 0790 in Square 2591
Zoned R-4
DCRA File Job #B1601094
DCRA BZA Case #FY-16-11-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 for an addition that exceeds the maximum allowable lot occupancy requirement of §403 for the R-4 residence zone (§ 3104.1).
2. Special Exception for an addition that does not comply with the minimum rear yard setback requirement of §404 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.19291
EXHIBIT NO.3

(Building Permit #B1601094) FY-16-11-Z

NOTES AND COMPUTATIONS

ADDRESS: 1632 Hobart Street N.W.

LOT(S): 0790

SQUARE: 2591

Single Family Row
Dwelling

ZONED: R-4

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	1,800 ft. ²		1,936 ft. ²	N/A
LOT OCCUPANCY	1,161.1 ft. ² (60%)		Existing: 1,154 ft. ² (60%) Proposed: 1,270 ft. ² (66%)	116 ft. ²
REAR YARD	20 ft. (min.)		Existing: 25 ft. Proposed: 16 ft. (avg.)	4ft.
PERVIOUS SURFACES	581 ft. ² (30%)		Existing: 1,354 ft. ² Proposed: Existing: 1,154 ft. ²	N/A