

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



April 15, 2016

MEMORANDUM

TO: Board of Zoning Adjustment

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

SUBJECT: Addition to a Proposed two-family flat. The structure is located at:
26 Adams Street NW
Lot 0050 in Square 3123
Zoned R-4
DCRA File Job # B1600078
DCRA BZA Case #FY-16-51-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 Section 400.24 to allow a third story addition that will significantly alter an existing rooftop element in R-4. (Section 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.19296
EXHIBIT NO.9

(Permit #B1600078) FY16-51-Z

NOTES AND COMPUTATIONS

ADDRESS: 26 Adams Street NW

LOT(S): 0050

SQUARE: 3123

Flat

ZONED: R-4

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	1800 Sq. Ft.		2800 Sq. Ft.	N/A
LOT WIDTH	18 Ft.		20 Ft	N/A
LOT OCCUPANCY (%)		1680 Sq. Ft. (Max. 60 %)	<u>Existing:</u> 1161 Sq. Ft. (41%) <u>Proposed:</u> 1230 Sq. Ft. (44%)	N/A
EXISTING ROOFTOP ELEMENT	YES		NO	\$400.25
PARKING	1		1	N/A