

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



October 28, 2016

**MEMORANDUM**

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*  
Zoning Administrator

THROUGH: Daniel Calhoun  
Zoning Technician

SUBJECT: **Construction of 439sf two- section deck and steps to rear of existing single family dwelling.**  
**Location:** 3125 Worthington St. NW  
**Square, Suffix, Lot:** Lot 2357 in Square 0035  
**Zone:** R-1-B  
**DCRA Building Permit #:** B1613747  
**DCRA BZA Case #:** FY-16-93-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 D, 5201.1(a) to construct a rear deck addition that does not meet the minimum required side and rear yard requirements. (X, 901.2).

*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.19419  
EXHIBIT NO.11

**NOTES AND COMPUTATIONS**

Building Permit #

B1613747

Zone:

R-1-B

N&C Cycle # 1

DCRA BZA Case #

FY-16-93-Z

Existing Use:

Single Family Dwelling  
Single Family  
Dwelling with  
Deck

Date of Review: 10/27/16

Property Address:

3125 Worthington St. NW

Proposed Use:

Reviewer: Daniel Calhoun

Sq. Lot(s):

Sq. 0339 , Lot 0033

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	7397	N/A	N/A	4397	0	N/A
Lot width (ft. to the tenth)	100	N/A	N/A	100	0	N/A
Building area (sq. ft.)	1116	N/A	1758.8	1555.41	0	N/A
Lot occupancy (building area/lot area)	25%	N/A	40%	35%	0	N/A
Gross Floor Area (sq. ft.)	N/A	N/A	N/A	N/A	N/A	N/A
Floor area Ratio (FAR), Total (Floor area/lot area)	N/A	N/A	N/A	N/A	N/A	N/A
Floor area Ratio (FAR), Non-Residential (Non-Residential Floor area/lot area)	N/A	N/A	N/A	N/A	N/A	N/A
Principal Building Height (Stories)	2 + CELLAR	N/A	N/A	2 + CELLAR	0	N/A
Principle Building Height (ft. to the tenth)	N/A	N/A	N/A	N/A	0	N/A
Accessory Building Height (Stories)	N/A	N/A	N/A	N/A	N/A	N/A
Accessory Building Height (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A	N/A
Front Yard (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A	N/A
Rear Yard (ft. to the tenth)	34.5	25	N/A	20	5	SPECIAL EXCEPTION
Side Yard(s), facing building front on right side (ft. to the tenth)	14.5	8	N/A	5	3	SPECIAL EXCEPTION
Side Yard(s), facing building front on left side (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A	N/A
Court(s), Open (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A	N/A
Court(s), Closed (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A	N/A
Vehicle Parking Spaces (number)	0	1	N/A	0	0	N/A
Bicycle Parking Spaces (number)	0	N/A	N/A	0	0	N/A
Loading Berths, Platforms, and Spaces (number and size in ft.)	N/A	N/A	N/A	N/A	N/A	N/A
Pervious Surface (%)	N/A	N/A	N/A	N/A	N/A	N/A
Green Area Ratio (score)	N/A	N/A	N/A	N/A	N/A	N/A
Dwelling units, Principal (#)	1	N/A	N/A	1	N/A	N/A
Dwelling units, Accessory (#)	0	0	N/A	N/A	N/A	N/A
Other:	N/A					

DISTRICT OF COLUMBIA GOVERNMENT  
OFFICE OF THE SURVEYOR

1-7-93

Washington, D. C., JAN 5, 1993

Plat for Building Permit of SQUARE 2357 LOT 35

Scale: 1 inch = 20 feet Recorded in Book 184 page 179

Receipt No. S.O. 00978

Furnished to OFFICE

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted, that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plan as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat, and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property).

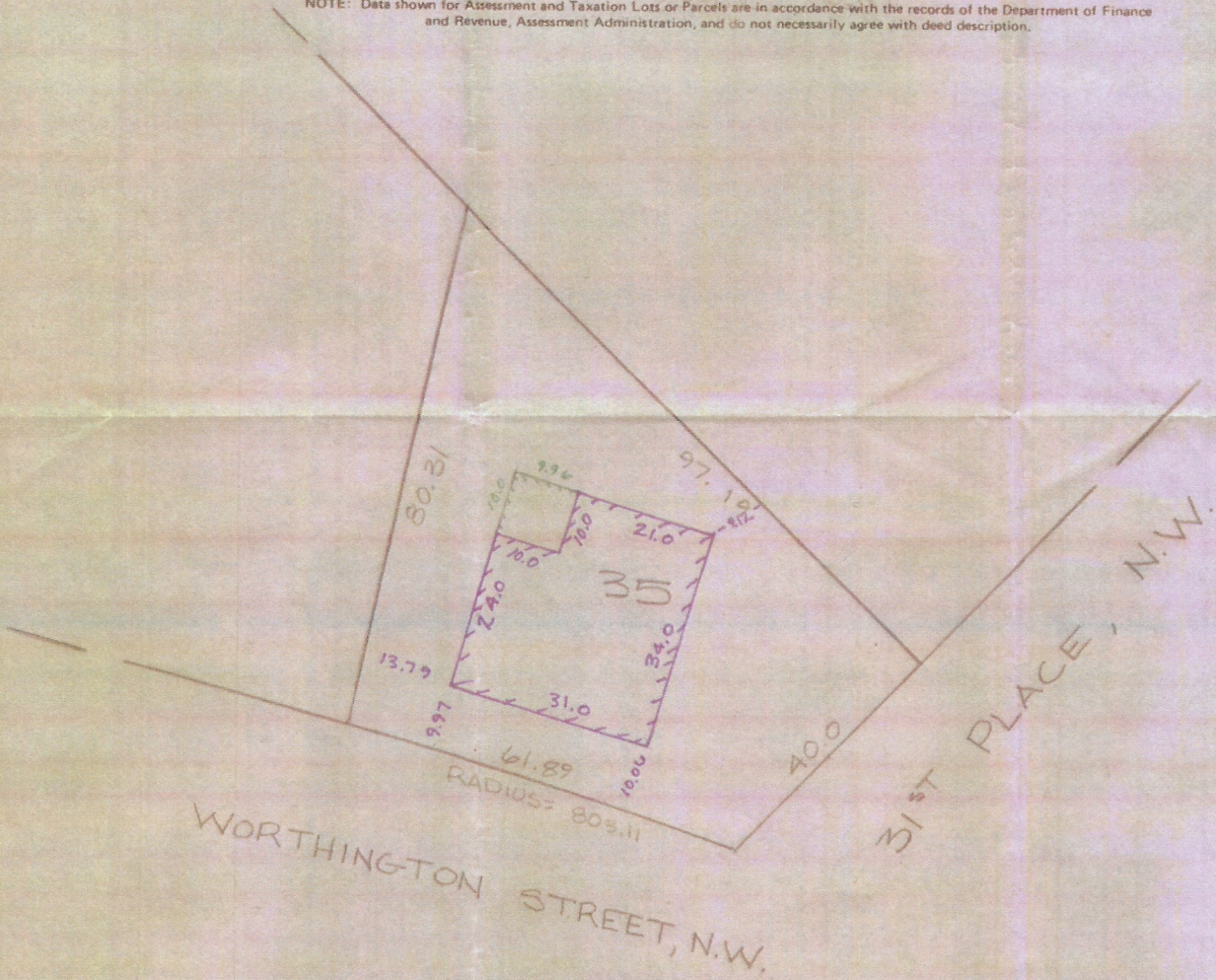
*M. G. ...*  
For Surveyor, D. C.

By: M.G. Date

WALL TEST REPORT

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



BRICK WALLS LOCATED