

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



July 5, 2017

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *m22*
Zoning Administrator

THROUGH: Daniel Calhoun
Zoning Technician

SUBJECT: **3rd Story extension to existing three story Single Family Dwelling**
Location: 1226 North Carolina Ave NE
Square: 1012 **Lot:** 0122
Zone: RF-1
DCRA Building Permit #: B1612441
DCRA BZA Case #: FY-17-39-Z

Review of the plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

1. Variance pursuant to construct a 3rd story addition to existing non-conforming structure which exceeds the maximum lot occupancy of (X, 1001.3).

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.19593
EXHIBIT NO.6

NOTES AND COMPUTATIONS					
Building Permit #:	B1612441	Zone:	RF-1	N&C Cycle #:	1
DCRA BZA Case #:	FY-16-83-Z	Existing Use:	Single Family Dwelling	Date of Review:	7/5/2017
Property Address:	1226 North Carolina Ave NE	Proposed Use:	Single Family Dwelling	Reviewer:	Daniel Calhoun
Square: 1012	Lot(s): 0004	ZC/BZA Order:	FY-17-39-Z		

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	1070	1800	NA	1070	NA	Existing Non-Conforming Lot
Lot width (ft. to the tenth)	17	18	NA	NA	NA	Existing Non-Conforming Lot Width
Building area (sq. ft.)	776	NA	642	776	NA	NA
Lot occupancy (total building area of all buildings/lot area)	72.5%	NA	60%	72.5%	12.5%	Variance Required
Principal building height (stories)	2	NA	3	3	0	NA
Principal building height (ft. to the tenth)	32	0	35	32	0	NA
For portion of a story, ceiling height above the adjacent finished grade (ft.)	NA	NA	NA	NA	NA	NA
Front yard (ft. to the tenth)	0	0	0	0	0	NA
Rear yard (ft. to the tenth)	13	20	NA	13	7	Allowed –E-205.3
Side yard, facing principal building front on right side (ft. to the tenth)	NA	NA	NA	NA	NA	NA
Side yard, facing principal building front on left side (ft. to the tenth)	NA	NA	NA	NA	NA	NA
Vehicle parking spaces (number)	NA	NA	NA	NA	NA	NA
Pervious surface (%)	NA	NA	NA	NA	NA	NA
<i>If there is an accessory building:</i>	NA	NA	NA	NA	NA	NA
Accessory building height (stories)						
Accessory building height (ft. to the tenth)						
Accessory building area (sq. ft.)						
Accessory building setback from center line of alley (ft.)						
<i>If there is an accessory apartment:</i>	NA	NA	NA	NA	NA	NA
Accessory apartment (#)						
Principal building gross floor area (sq. ft.)						
Accessory apartment square footage (sq. ft.)						
Accessory apartment % of principal dwelling total floor area (%)						
<i>Other:</i>						