

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



March 1, 2017

MEMORANDUM

TO: Board of Zoning Adjustment

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

THROUGH: Ernesto Warren
Zoning Technician

SUBJECT: **Proposed:** Expansion of a nonconforming Flat to construct a staircase to provide a second means of egress.
Use: Flat, (Two Family Dwelling)
Location: 1610 Riggs Place NW
Lot 30 in Square 178
Zone: RA-8
DCRA File Job #B1701721
DCRA BZA Case #FY-17-30-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 F § 602.1 for floor area ratio (X § 1000.1)
2. Variance from F § 604.1 for lot occupancy (X §1000.1)

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.19602
EXHIBIT NO.4

NOTES AND COMPUTATIONS			
Building Permit #:	B1701721	Zone:	RA-8
DCRA BZA Case #:	N/A	Existing Use:	Flat, (Two-Family Dwelling)
Property Address:	1610 RIGGS PL NW	Proposed Use:	Flat, (Two-Family Dwelling)
Square: 178	Lot(s): 30	ZC/BZA Order:	N/A
		N&C Cycle #:	1
		Date of Review:	2/16/2017
		Reviewer:	ERNESTO

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	1847	n/a	n/a	1847	n/a	n/a
Lot width (ft. to the tenth)	20.66	n/a	n/a	20.66	n/a	n/a
Building area (sq. ft.)	1470.34	n/a	1108.2	1470.34	362.32	n/a
Lot occupancy (building area/lot area)	79.61	n/a	60	83.6	23.6	VARIANCE
Gross floor area (sq. ft.)	3630.34	n/a	3324.6	4632.18	1307.58	n/a
Floor area ratio, residential	1.97	n/a	1.8	2.5	.7	VARIANCE
Floor area ratio, non-residential	n/a	n/a	n/a	n/a	n/a	n/a
Principal building height (stories)	3+CELLAR	n/a	n/a	3+CELLAR	n/a	n/a
Principal building height (ft. to the tenth)	40.54	n/a	50	40.54	n/a	n/a
Accessory building height (stories)	1	n/a	n/a	1	n/a	n/a
Accessory building height (ft. to the tenth)	12.19	n/a	n/a	12.19	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)	n/a	15	n/a	n/a	n/a	n/a
Side yard, left	n/a	n/a	n/a	n/a	n/a	n/a
Side yard, right	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)	1	1	n/a	1	n/a	n/a
Bicycle parking spaces (number)	n/a	n/a	n/a	n/a	n/a	n/a
Loading berths, platforms, and spaces	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 (#)	2	n/a	n/a	4	n/a	n/a
Dwelling units, accessory (#)	0	n/a	n/a	n/a	n/a	n/a
Other:						