

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



November 15, 2017

MEMORANDUM

TO: Board of Zoning Adjustment

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

THROUGH: Shawn Gibbs
Zoning Technician

SUBJECT: **Construction of a rear three-story addition.**
Location: 128 17th St NE
Square, Suffix, Lot: Lot 0056 in Square 1083
Zone: RF-1
DCRA Building Permit #: B1713436
DCRA BZA Case #: FY-18-2-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 E, 205.5 to construct a rear addition that extends farther than ten feet (10 ft.) beyond the farthest rear wall of an adjoining principal residential building pursuant to E, 205.4 (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.

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. 19693
EXHIBIT NO. 4

NOTES AND COMPUTATIONS					
Building Permit #:	B1713436	Zone:	RF-1	N&C Cycle #:	1
DCRA BZA Case #:	FY-18-2-Z	Existing Use:	Single-Family Dwelling	Date of Review:	10/13/2017
Property Address:	128 7 th St NE	Proposed Use:	Two-Family Flat	Reviewer:	Shawn Gibbs
Square: 1083	Lot(s): 0056	ZC/BZA Order:			

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	1470	1800	n/a	1470	n/a	n/a
Lot width (ft. to the tenth)	18.38	18.0	n/a	18.38	n/a	n/a
Building area (sq. ft.)	606.54	n/a	882	882	n/a	n/a
Lot occupancy (total building area of all buildings/lot area)	41.3	n/a	60.0	60.0	n/a	n/a
Principal building height (stories)	3	n/a	3	3	n/a	n/a
Principal building height (ft. to the tenth)	30.67	n/a	35	30.67	n/a	n/a
For portion of a story, ceiling height above the adjacent finished grade (ft.)	4.0	n/a	3.9	4.0	n/a	n/a
Front yard (ft. to the tenth)	0.0	0.0	6.0	0.0	n/a	n/a
Rear yard (ft. to the tenth)	47.0	20.0	n/a	32.0	n/a	n/a
Side yard, facing principal building front on right side (ft. to the tenth)	0.0	0.0	n/a	0.0	n/a	n/a
Side yard, facing principal building front on left side (ft. to the tenth)	0.0	0.0	n/a	0.0	n/a	n/a
Vehicle parking spaces (number)	1	1	n/a	1	n/a	n/a
Pervious surface (%)	0.0	0.0	n/a	0.0	n/a	n/a
<i>If there is an accessory building:</i>	n/a	n/a	n/a	n/a	n/a	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
Accessory building area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Accessory building setback from center line of alley (ft.)	n/a	n/a	n/a	n/a	n/a	n/a
<i>If there is an accessory apartment:</i>	n/a	n/a	n/a	n/a	n/a	n/a
Accessory apartment (#)	n/a	n/a	n/a	n/a	n/a	n/a
Principal building gross floor area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Accessory apartment square footage (sq. ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Accessory apartment % of principal dwelling total floor area (%)	n/a	n/a	n/a	n/a	n/a	n/a
Other:	Special exception for the construction of an addition that extends further than 10 feet beyond the farthest rear wall of an adjoining principal building (11-E DCMR 205.5).					