

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

September 6, 2017



**MEMORANDUM**

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLL*  
Zoning Administrator *MS*

THROUGH: Shawn N. Gibbs  
Zoning Technician

SUBJECT: **Construction of a rear three-story addition and deck.**  
**Location:** 600 H St SW  
**Square, Suffix, Lot:** Lot 0067 in Square 0468  
**Zone:** R-3  
**DCRA Building Permit #:** B1712780  
**DCRA BZA Case #:** FY-17-94-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 to allow for the construction of a rear addition and deck that exceeds the maximum 60 percent permitted lot occupancy required pursuant to D, 304.1 (X, 901.2).
2. Special exception pursuant to D, 5201.1 to allow for the construction of a rear addition and deck that encroaches into the minimum 20-foot rear yard required pursuant to D, 306.2 (X, 901.2).
3. Special exception pursuant to D, 5201.1 to allow for the construction of a rear addition and deck that does not conform to the minimum pervious surface requirements of D, 308.3 (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.19837  
EXHIBIT NO.5

<b>NOTES AND COMPUTATIONS</b>			
Building Permit #: <b>B1712780</b>	Zone: <b>R-3</b>	N&C Cycle #: <b>1</b>	
DCRA BZA Case #: <b>FY-17-94-Z</b>	Existing Use: <b>Single-Family Dwelling</b>	Date of Review: <b>1 Sept. 2017</b>	
Property Address: <b>600 H St SW</b>	Proposed Use: <b>Single-Family Dwelling</b>	Reviewer: <b>Shawn N. Gibbs</b>	
Square: 0468	Lot(s): 0067	ZC/BZA Order:	

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	1599	2000	n/a	1599	n/a	n/a
Lot width (ft. to the tenth)	20.5	20.0	n/a	20.5	n/a	n/a
Building area (sq. ft.)	840.5	n/a	959.4	1117.5	<b>158.1</b>	<b>Special Exception</b>
Lot occupancy (total building area of all buildings/lot area)	52.6	n/a	60.0	69.9	<b>9.9</b>	<b>Special Exception</b>
Principal building height (stories)	3	n/a	3	3	n/a	n/a
Principal building height (ft. to the tenth)	31.0	n/a	40.0	31.0	n/a	n/a
For portion of a story, ceiling height above the adjacent finished grade (ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Front yard (ft. to the tenth)	6.0	6.0	6.0	6.0	n/a	n/a
Rear yard (ft. to the tenth)	34.2	20.0	n/a	13.0	<b>7.0</b>	<b>Special Exception</b>
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)	0	1	n/a	0	n/a	Parking Credit – 1 Space
Pervious surface (%)	n/a	20.0	n/a	6.5	<b>13.5</b>	<b>Special Exception</b>
<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
<i>Other:</i>						