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

★ ★ ★
ONE CITY

March 25, 2013

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant
               Zoning Administrator

SUBJECT: To allow roof top solar panels to an existing office building located at:
               1200 First Street, NE
               Lot 0849 in Square 0672
               Zoned C-3-C
               DCRA BZA Case #FY-13-8-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 § 400.7 (b) to permit Solar Panel Arrays A and B on existing Penthouse roof slab, and Solar Panel Array C on existing Office roof slab in the C-3-C commercial district. (§ 3104.1).

2. Special Exception pursuant to § 411.6 to permit Solar Panel Arrays A and B on existing Penthouse roof slab, and Solar Panel Array C on existing Office roof slab in the C-3-C commercial district. (§ 3104.1).

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.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18685
EXHIBIT NO. 3

(Permit # None Provided) FY13-8-Z

NOTES AND COMPUTATIONS

ADDRESS: **1200 First Street, NE**   LOT(S): **0849**   SQUARE: **0672**

Roof Top Solar Array   ZONED: C-3-C
A, B, and C.

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	N/A		34,405 Sq. Ft	N/A
LOT WIDTH	N/A			N/A
LOT OCCUPANCY (100%)	N/A	34,405 Sq. Ft. (Max.100 %)	Existing: 24, 040 Sq. Ft. = 70%	N/A
FLOOR AREA RATIO ( )	N/A	223,633 Sq. Ft (6.5)	Existing: 25,008 Sq. Ft. .73	N/A
PARKING SPACES	N/A		238 Below Grade Parking Spaces	N/A
LOADING BERTHS	N/A		N/A	
Penthouse		1	1	N/A One (1) – Array A.
Roof Structure		1	Existing 18.5 Penthouse Proposed Three (3) Solar Arrays	Array A (6'3") atop (e) roof slab. Array B (17'11") and Array C (16'1") atop (e) penthouse slab.
REAR YARD	12 Ft.		30 Ft.	N/A
SIDE YARD	0		0	N/A