

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



September 7, 2016

**MEMORANDUM**

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *mz*  
Zoning Administrator

THROUGH: Daniel Calhoun  
Zoning Technician

SUBJECT: A proposed 1 story sunroom addition at rear of existing semi-detached single family dwelling.  
The structure is located at  
725 L Street N.E.  
Lot 0070 in Square 0887  
Zoned RF-1  
DCRA File Job #B1601747  
DCRA BZA Case #FY-16-80-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 - 5201) to allow a (1) story sunroom addition exceeding the maximum lot occupancy standard of E - 304.1 in the subject RF-1 residence zone. Reference (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.

**NOTES AND COMPUTATIONS**

Building Permit # **B1601747**  
 DCRA BZA Case # **FY-16-80-Z**  
 Property Address: **725 L Street, NE**  
 Square: **887**  
 Lot(s): **70**  
 Zone: **RF-1**  
 Existing Use: **Single Family Dwelling**  
 Proposed Use: **Single Family Dwelling**

Date of Review: **7-Sep-16**  
 Reviewer Memo: **Daniel Calhoun**

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/Percent	Zoning Relief Required
Lot area (sq. ft.)	1293	1800	N/A	1293		
Lot width (ft. to the tenth)	21	18	N/A	21	None	
Building area (sq. ft.)	697.2	N/A	775.8	853.44		
Lot occupancy (building area/lot area)	53.90%	N/A	60%	66%	6%	Yes
Floor area Ratio (FAR), Total (Floor area/lot area)	N/A	N/A	N/A	N/A	N/A	
Floor area Ratio (FAR), Non-Residential (Non-Residential Floor area/lot area)	N/A	N/A	N/A	N/A	N/A	
Principal Building Height (Stories)	2	N/A	3	2		
Principle Building Height (ft. to the tenth)	23.4	N/A	35'	12		
Accessory Building Height (Stories)	N/A	N/A	N/A	N/A		
Accessory Building Height (ft. to the tenth)	N/A	N/A	N/A	N/A		
Front Yard (ft. to the tenth)	0	N/A	N/A	0		
Rear Yard (ft. to the tenth)	29.4	20	N/A	20	None	
Side Yard(s) (ft. to the tenth)	8	5	N/A	8	None	
Court(s), Open (width by depth in ft.)	None	N/A	N/A	N/A		
Court(s), Closed (width by depth in ft.)	None	N/A	N/A	N/A		
Vehicle Parking Spaces (number)	1	1	N/A	0		
Bicycle Parking Spaces (number)	N/A	N/A	N/A	N/A		
Loading Berths (number and size in ft.)	N/A	N/A	N/A	N/A		
Pervious Surface (%)	45.4	N/A	N/A	N/A		
Green Area Ratio (score)	N/A	N/A	N/A	N/A		
Dwelling units, Principal (#)	1	N/A	2	1		
Dwelling units, Accessory (#)	0	N/A	N/A	None	None	