

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



November 7, 2017

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator

THROUGH: Daniel Calhoun
Zoning Technician

SUBJECT: **Construction of rooftop mechanical equipment with screening that does not comply with the penthouse setback requirements.**
Location: 1099 14th St. NW
Square: 0248
Lot: 0075
Zone: RA-1
DCRA Building Permit #: B1712156
DCRA BZA Case #: FY-17-100-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 C,1502.1 (b) and (c) to construct rooftop mechanical equipment and screening that does not meet the minimum rear and side wall setback requirements (C,1504.1)(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.19676
EXHIBIT NO.5

NOTES AND COMPUTATIONS

Building Permit #

B1712156

Zone:

D-6

N&C Cycle #

1

DCRA BZA Case #

FY-17-100-Z

Existing Use:

**Office Building
Office Building
w/Rooftop
Mechanical
Units**

Date of Review:

10/17/17

Property Address:

**1099 14th St. NW
Sq. 0248**

Proposed Use:

Units

Reviewer:

Daniel Calhoun

Square, Lot(s):

Lot(s): 0075

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	NA	NA	N/A	NA	NA	NA
Lot width (ft. to the tenth)	NA	NA	N/A	NA	NA	NA
Building area (sq. ft.)	N/A	N/A	N/A	N/A	N/A	N/A
Lot occupancy (building area/lot area)	N/A	N/A	N/A	N/A	N/A	N/A
Gross Floor Area (sq. ft.)	N/A	N/A	N/A	N/A	N/A	N/A
Floor area Ratio (FAR), Total (Floor area/lot area)	N/A	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	N/A
Principal Building Height (Stories)	N/A	N/A	N/A	N/A	N/A	N/A
Principal Building Height (ft. to the tenth)	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
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	N/A	N/A	N/A	N/A	N/A
Side Yard(s), facing building front on right side (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A	N/A
Side Yard(s), facing building front on left side (ft. to the tenth)	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)	N/A	N/A	N/A	N/A	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 (number and size in ft.)	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 (#)	N/A	N/A	N/A	N/A	N/A	N/A
Dwelling units, Accessory (#)	N/A	N/A	N/A	N/A	N/A	N/A
Required Setback	23	8	N/A	2	6	SPECIAL EXCEPTION

Other:

Rooftop Mechanical Equipment not meeting the 1 to 1 from rear building wall setback requirement as required per Sub C § 1500.