



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR**

February 16, 2018

**MEMORANDUM**

**TO:** Board of Zoning Adjustment

**FROM:** Matthew Le Grant *m22*  
Zoning Administrator

**THROUGH:** Daniel Calhoun  
Zoning Technician

**SUBJECT:** **Legalization of an Existing Un-permitted One-story Detached Garage (Accessory Building)**  
**Location:** 445 15<sup>th</sup> St. S.E.  
**Square:** 1062  
**Lot:** Record Lot: 0052  
**Zone:** RF-1  
**DCRA Building Permit #:** B1801650  
**DCRA BZA Case #:** FY-18-9-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, 5201.1 for:
  - a. An accessory building that exceeds the 100 square foot gross floor area limitation of E, 5004.2 (b). (X, 901.2)
2. Special exception pursuant to E, 5201.1 for an accessory building that does not comply with the 12 foot setback from the alley centerline, as required under E, 5004.1. (X, 901.2)
3. Area variance to exceed the maximum allowable lot occupancy under E, 304.1 with eighty-five (85) percent proposed. (X, 1001.2)

*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 # **B1801650** Zone: **RF-1** N&C Cycle # **1**  
 DCRA BZA Case # **FY-16-91-Z** Existing Use: **Single Family Dwelling** Date of Review: **12/13/17**  
 Property Address: **445 15<sup>th</sup> St. SE** Proposed Use: **Single Family Dwelling w/ Detached Garage** Reviewer: **Daniel Calhoun**  
**Square 1062, Lot: 803 & 804 (Record Lot): 0052**

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation	Notes/Zoning Relief Required
Lot area (sq. ft.)	1120	1800	N/A	1120	0	N/A
Lot width (ft. to the tenth)	16	18	N/A	16	0	N/A
Building area (sq. ft.)	949	N/A	672	949	277	N/A
Lot occupancy (building area/lot area)	85%	N/A	60%	85%	25%	VARIANCE
Gross Floor Area (sq. ft.)	N/A	N/A	N/A	N/A	0	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)	1	0	2	1	N/A	N/A
Accessory Building Height (ft. to the tenth)	10	N/A	20	9.9	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)	0	20	N/A	0	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
Vehicle Parking Spaces (number)	0	1	N/A	1	0	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 (%)	NOT REQUIRED	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 (#)	1	N/A	2	1	N/A	N/A
Dwelling units, Accessory (#)	0	0	1	1	N/A	N/A
Setback from alley Center Line (ft. to the tenth)	0	12	N/A	0	12	SPECIAL EXCEPTION
Other:	** GARAGE in excess of 100 sqft. in rear yard **		100	256	156	SPECIAL EXCEPTION