



DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR

April 17, 2018

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator *4/17/18*

THROUGH: Ernesto Warren
Zoning Technician

SUBJECT: **Proposed:** Roof top deck and access stair for existing
nonconforming single dwelling unit
Location: 433 New Jersey Avenue SE
Square: 0693
Lot: 0048
Zone: RF-3
DCRA File Job # B1805385
DCRA BZA Case # FY-18-25-Z

Review of the application for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

1. Variance from C, 202.2 for the enlargement of a nonconforming structure.
X, 1000.1
2. Variance from E, 504.1 for the maximum percentage of lot occupancy.
X, 1000.1
3. Special exception pursuant C, 1502.1 for the setback requirements.
X, 900.2

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		Zone: RF-3		N&C Cycle #: 1
Building Permit #:	B1805385	Existing Use:	SINGLE DWELLING UNIT	Date of Review: 4/16/2018
DCRA BZA Case #:	FY-18-25-Z	Proposed Use:	SINGLE DWELLING UNIT	Reviewer: Ernesto Warren
Property Address:	433 NEW JERSEY AVE SE	ZC/BZA Order:		
Square: 0693	Lot(s): 0048			

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	1,725	1,800	n/a	1,725 sq. ft.	785 sq. ft.	Existing condition
Lot width (ft. to the tenth)	16.70	18	n/a	16.7 sq. ft.	16.7 ft.	Existing condition
Building area (sq. ft.)	1,302.95	n/a	1,035	1,361.23	329.23 sq. ft.	Variance
Lot occupancy (building area/lot area)	75.53	n/a	60	78.92%	18.92 %	Variance
Gross floor area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	
Floor area ratio, Non-residential	n/a	n/a	n/a	n/a	n/a	
Principal building height (stories)	2	n/a	3	2	0	
Principal building height (ft. to the tenth)	25	n/a	40	25	0	
Accessory building height (stories)	Approximately	n/a	2	Approximately	n/a	
Accessory building height (ft. to the tenth)	n/a	n/a	20	n/a	n/a	
Front yard (ft. to the tenth)	0	0	0	0	0	
Rear yard (ft. to the tenth)	20	20	n/a	20 ft.	0	
Side yard,	n/a	n/a	n/a	n/a	n/a	
Open court, width	3.33	n/a	n/a	n/a	n/a	
Closed court, width	n/a	n/a	n/a	n/a	n/a	
Closed court, area sq. ft.	n/a	n/a	n/a	n/a	n/a	
Vehicle parking spaces (number)	1	1	n/a	1	0	
Bicycle parking spaces (number)	n/a	n/a	n/a	n/a	n/a	
Loading berths	n/a	n/a	n/a	n/a	n/a	
Loading Platforms	n/a	n/a	n/a	n/a	n/a	
Loading spaces	n/a	n/a	n/a	n/a	n/a	
Pervious surface (%)	n/a	n/a	n/a	n/a	n/a	
Green area ratio (score)	n/a	n/a	n/a	n/a	n/a	
Dwelling units, principal (#)	1	n/a	2	1	0	
Dwelling units, accessory (#)	n/a	n/a	0	0	n/a	
Roof Deck Setback	n/a	1:1	n/a	0	1:1	Special exception
Other:						