



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

May 20, 2019

**MEMORANDUM**

**TO:** Board of Zoning Adjustment

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

**THROUGH:** Shawn Gibbs  
Zoning Technician

**SUBJECT:** **Construction of a two-story rear addition to an existing two-family flat.**  
**Location:** 323 5<sup>th</sup> Street SE  
**Square, Suffix, Lot:** Lot 0030 in Square 0820  
**Zone:** RF-3  
**DCRA Building Permit #:** B1904604  
**DCRA BZA Case #:** FY-19-62-Z

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

1. A special exception to permit a rear addition that extends twenty feet (20') beyond the farthest rear wall of any adjoining principal residential building on any adjacent property not permitted by E-205.4 (E-5201 and 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		Zone:	RF-3	N&C Cycle #:	1
Building Permit #:	B1904604	Existing Use:	Two-Family Flat	Date of Review:	13 May 2019
DCRA BZA Case #:	FY-19-62-Z	Proposed Use:	Two-Family Flat	Reviewer:	Shawn N. Gibbs
Property Address:	323 5 <sup>th</sup> Street SE	ZC/BZA Order:			
Square: 0820	Lot(s): 0030				

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	1709	1800	n/a	1709	n/a	n/a
Lot width (ft. to the tenth)	16.3	18.0	n/a	16.3	n/a	n/a
Building area (sq. ft.)	702.3	n/a	1025.4	927.5	n/a	n/a
Lot occupancy (total building area of all buildings/lot area)	41.1	n/a	60.0	54.2	n/a	n/a
Principal building height (stories)	2	n/a	3	2	n/a	n/a
Principal building height (ft. to the tenth)	26.8	n/a	35.0	26.8	n/a	n/a
For portion of a story, finished first floor height above the adjacent finished grade (ft.)	3.9	n/a	n/a	3.9	n/a	n/a
Front yard (ft. to the tenth)	0.0	n/a	n/a	0.0	n/a	n/a
Rear yard (ft. to the tenth)	57.5	20.0	n/a	37.5	n/a	n/a
Side yard, facing principal building front on right side (ft. to the tenth)	n/a	0.0	n/a	0.0	n/a	n/a
Side yard, facing principal building front on left side (ft. to the tenth)	n/a	0.0	n/a	0.0	n/a	n/a
Vehicle parking spaces (number)	0	1	n/a	0	n/a	Parking Credit – 1 Space
Pervious surface (%)	n/a	n/a	n/a	n/a	n/a	n/a
<i>If there is an accessory building:</i>						
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
Accessory building area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Accessory building setback from center line of alley (ft.)	n/a	n/a	n/a	n/a	n/a	n/a
<i>If there is an accessory apartment:</i>						
Accessory apartment (#)	n/a	n/a	n/a	n/a	n/a	n/a
Principal building gross floor area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Accessory apartment square footage (sq. ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Accessory apartment % of principal dwelling total floor area (%)	n/a	n/a	n/a	n/a	n/a	n/a

**Other:** Special Exception for a rear addition that extends 20' feet beyond the farthest rear wall of any adjoining principal residential building on adjacent property (E, 205.4).