



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

October 15, 2018

REVISED MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLL*
Zoning Administrator *WAB*

THROUGH: Shawn Gibbs
Zoning Technician

SUBJECT: **Construction of a rear three-story addition and deck.**
Location: 600 H St SW
Square, Suffix, Lot: Lot 0067 in Square 0468
Zone: R-3
DCRA Building Permit #: B1712780
DCRA BZA Case #: FY-17-94-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 D, 5201.1 (a) to allow for the construction of a rear addition and deck that exceeds the maximum 60 percent permitted lot occupancy required pursuant to D, 304.1 (X, 901.2).
2. Special exception pursuant to D, 5201.1 (b) to allow for the construction of a rear addition and deck that encroaches into the minimum 20-foot rear yard required pursuant to D, 306.2 (X, 901.2).
3. Special exception pursuant D, 5201.1 (f) for the increase of an existing nonconforming aspect of the structure (lot occupancy) pursuant to C, 202.2 (b) (X, 1000.4).

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.

Board of Zoning Adjustment
District of Columbia
CASE NO. 19837
EXHIBIT NO. 34

NOTES AND COMPUTATIONS					
Building Permit #:	B1712780	Zone:	R-3	N&C Cycle #:	1
DCRA BZA Case #:	FY-17-94-Z	Existing Use:	Single-Family Dwelling	Date of Review:	21 Sept. 2017
Property Address:	600 H St SW	Proposed Use:	Single-Family Dwelling	Reviewer:	Shawn N. Gibbs
Square: 0468	Lot(s): 0067	ZC/BZA Order:			

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	1599	2000	n/a	1599	n/a	n/a
Lot width (ft. to the tenth)	20.5	20.0	n/a	20.5	n/a	n/a
Building area (sq. ft.)	840.5	n/a	959.4	1117.5	158.1	Special Exception
Lot occupancy (total building area of all buildings/lot area)	52.6	n/a	60.0	69.9	9.9	Special Exception
Principal building height (stories)	3	n/a	3	3	n/a	n/a
Principal building height (ft. to the tenth)	31.0	n/a	40.0	31.0	n/a	n/a
For portion of a story, ceiling height above the adjacent finished grade (ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Front yard (ft. to the tenth)	6.0	6.0	6.0	6.0	n/a	n/a
Rear yard (ft. to the tenth)	34.2	20.0	n/a	13.0	7.0	Special Exception
Side yard, facing principal building front on right side (ft. to the tenth)	0.0	0.0	n/a	0.0	n/a	n/a
Side yard, facing principal building front on left side (ft. to the tenth)	0.0	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>	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
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>	n/a	n/a	n/a	n/a	n/a	n/a
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
<i>Other:</i>						