



DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR

August 8, 2018

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator

THROUGH: Shawn Gibbs
Zoning Technician

SUBJECT: **Construction of a new three-story plus cellar and penthouse
Apartment House with eight (8) dwelling units.**
Location: 413 60th Street NE
Square, Suffix, Lot: Lot 0803 in Square 5261
Zone: RA-1
DCRA Building Permit #: B1811347
DCRA BZA Case #: FY-18-57-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 U, 421.1 to permit the construction of a new residential development (Apartment House) (X, 901.2).
- N/A ← 2. Special exception pursuant to C, 1504.1 for the construction of a penthouse that does not conform with the setback requirements of C, 1502.1 (a) and C, 1502.1 (d) (X, 901.2). *REQUESTED DCRA TO REMOVE THIS EXCEPTION AS WE CHANGED PLANS.*
3. Special exception pursuant to C, 703.2 for a full reduction in the minimum number of required parking spaces (1) as required pursuant to C, 701.5 (X, 901.2).
- N/A ← 4. Special exception pursuant to C, 807.2 for a full reduction in the minimum number of required long-term bicycle parking spaces (3) as required pursuant to C, 802.1 (X, 901.2). *REQUESTED DCRA TO REMOVE THIS EXCEPTION AS WE UPDATED PLANS.*

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.




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NOTES AND COMPUTATIONS					
Building Permit #:	B1811347	Zone:	RA-1	N&C Cycle #:	1
DCRA BZA Case #:	FY-18-57-Z	Existing Use:	Single-Family Dwelling	Date of Review:	8/7/2018
Property Address:	413 60th Street NE	Proposed Use:	Apartment House	Reviewer:	Shawn N. Gibbs
Square: 5261	Lot(s): 0803	ZC/BZA Order:			

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	5700	N/A	N/A	5700	N/A	N/A
Lot width (ft. to the tenth)	40.0	N/A	N/A	40.0	N/A	N/A
Building area (sq. ft.)	N/A	N/A	2280	1728	N/A	N/A
Lot occupancy (building area/lot area)	N/A	N/A	40.0	30.3	N/A	N/A
Gross floor area (sq. ft.)	N/A	N/A	5130	5086.3	N/A	N/A
Floor area ratio (FAR), total (gross floor area/lot area)	N/A	N/A	0.9	0.89	N/A	N/A
Floor area ratio (FAR), Non-residential (non-residential gross floor area/lot area)	N/A	N/A	N/A	N/A	N/A	N/A
Principal building height (stories)	N/A	N/A	3	3	N/A	N/A
Principle building height (ft. to the tenth)	N/A	N/A	40.00	34.8	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	20.0	N/A	N/A
Rear yard (ft. to the tenth)	N/A	N/A	20.00	68.5	N/A	N/A
Side yard, facing building front on right side (ft. to the tenth)	N/A	4.0	0.00	4.0	N/A	N/A
Side yard, facing building front on left side (ft. to the tenth)	N/A	4.0	0.00	4.0	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)	0	1	N/A	0	1	Special Exception
Bicycle parking spaces (number)	0	3	N/A	0	3	Special Exception
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	0.4	N/A	0.4	N/A	N/A
Dwelling units, principal (#)	N/A	N/A	N/A	8	N/A	N/A
Dwelling units, accessory (#)	N/A	N/A	N/A	N/A	N/A	N/A
Other:						