



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

December 18, 2018

**REVISED MEMORANDUM**

**TO:** Board of Zoning Adjustment

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

**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 60<sup>th</sup> 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. An area variance for the construction of a new apartment house that does not conform with the required minimum eight (8) foot side yard as required pursuant to F, 306.2 (a) (X, 1001.2).
2. Special exception pursuant to U, 421.1 to permit the construction of a new residential development (Apartment House) (X, 901.2).
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).

*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. 19889  
EXHIBIT NO. 41

NOTES AND COMPUTATIONS [REVISED]					
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:	12/17/2018
Property Address:	413 60 <sup>th</sup> 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	8.0	0.00	4.0	4.0	Area Variance
Side yard, facing building front on left side (ft. to the tenth)	N/A	8.0	0.00	4.0	4.0	Area Variance
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	3	N/A	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 (%)	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:						