

June 27, 2024

REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment

MWdaw for KB

FROM: Kathleen Beeton, Zoning Administrator

PROJECT INFORMATION: **Address:** 1374 Taylor St NW
 Square, Suffix, Lot: Square 2823, Lot 0129
 Zoning District: RF-1
 DCRA Permit #: B2307935

SUBJECT: **Accessory Apartment in new Two-story Accessory Building.**

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

Number	Type of Relief	Zoning Sections	Reason [or Basis]
1	Use Variance	E-201.6 X-1000.1	Accessory apartment in RF-1 zone.

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. If the BZA Memorandum is not submitted within 30 days, the applicant must request an updated memorandum from the Office of the Zoning Administrator.

NOTES AND COMPUTATIONS			
Building Permit#: B2307935		Zone: RF-1	N&C Cycle#: 2
DOB BZA Case #: FY-24-26-Z		Existing Use:	Date of Review: February 27, 2024
Property Address: 1374 TAYLOR ST NW		Proposed Use: New accessory apartment above garage	Reviewer: Greg Garland
Square: 2823 Lot(s): 0089		ZC/BZA Order:	

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	3,105	1,800	n/a	3,100	n/a	
Lot width (ft. to the tenth)	22	18	n/a	22	n/a	
Building area (sq. ft.)	1,484.7	n/a	1,863	1,484.7	n/a	
Lot occupancy (building area/lot area)	47.8	n/a	60	47.8	n/a	
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)	n/a	n/a	n/a	n/a	n/a	
Principal building height (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	
Lower level designation	n/a	n/a	n/a	n/a	n/a	
Distance from existing ground to first floor	n/a	n/a	n/a	n/a	n/a	
Accessory building height (stories)	n/a*	n/a	2	2	n/a	
Accessory building height (ft. to the tenth)	n/a	n/a	22	22	n/a	
Front yard (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	
Rear yard (ft. to the tenth)	50.8	20	n/a	50.8	n/a	
Side yard,	n/a	n/a	n/a	n/a	n/a	
Vehicle parking spaces (number)	1	1	n/a	1	n/a	
Bicycle parking spaces (number)	n/a	n/a	n/a	n/a	n/a	
Pervious surface (%)	39%+	20	n/a	39%+	n/a	
Dwelling units, principal (#)	1	n/a	2	1	n/a	
Dwelling units, accessory(#)	n/a	None	None	1	1	Use variance

Other: * No existing permitted carport or accessory building in DOB records