

March 10, 2025

*MWdaw for KB*

**REFERRAL MEMORANDUM**

**TO:** Board of Zoning Adjustment

**FROM:** Matt LeGrant, Interim Zoning Administrator

**PROJECT INFORMATION:**      **Address:** 1956 Fendell St SE  
   **Square, Suffix, Lot:** Square 5764, Lot 0047  
   **Zoning District:** R-3  
   **DCRA Permit #:** B2010518

**SUBJECT:** Interior renovations, two story addition and a deck in the rear

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      | Special Exception | D-207.1<br>D-5201.1 (b)<br>X-901.2            | Construction of a rear deck that encroaches into the required rear yard.   |
| 2      | Special Exception | D-207.4<br>D-207.5<br>D-5201.1 (b)<br>X-901.2 | Construction of a two-story addition that extends farther than 10 feet beyond the farthest adjoining principal residential building. |
| 3      | Special Exception | D-210.1<br>D-5201.1 (a)<br>X-901.2            | Construction of a two-story addition, deck and stairs that exceeds the maximum permitted lot occupancy.                              |
| 4      | Special Exception | D-208.7<br>D-5201.1 (b)<br>X-901.2            | Construction of addition and deck in the required side yard.   |

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21246  
EXHIBIT NO. 35  
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|   |                      |                                    |                                      |
|---|----------------------|------------------------------------|--------------------------------------|
| 5 | Special<br>Exception | D-211.1<br>D-5201.1 (c)<br>X-901.2 | Pervious surface requirement not met |
|---|----------------------|------------------------------------|--------------------------------------|

*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<br>COMPUTATIONS                   |                     |                          |  |
| Building Permit #: <b>B2010518</b>          |                     | Zone: <b>R-3</b>         | N&C Cycle #: <b>1</b>                        |
| DCRA BZA Case #: <b>FY-23-9-Z</b>           |                     | Existing Use: <b>SFD</b> | Date of Review: <b>February 10, 2025</b>     |
| Property Address: <b>1956 Fendall St SE</b> |                     | Proposed Use: <b>SFD</b> | Reviewer: <b>Mamadou Ndaw / Chyna Barber</b> |
| Square: <b>5764</b>                         | Lot(s): <b>0047</b> | ZC/BZA Order:            |  |

| Item  | Existing Conditions | Minimum Required | Maximum Allowed | Provided by Proposed Construction | Variance Deviation/% | Notes/Zoning Relief Required |
|---|---------------------|------------------|-----------------|-----------------------------------|----------------------|------------------------------|
| Lot area (sq. ft.)  | 1553                | 2,000            | n/a             | n/a                               | n/a                  | n/a                          |
| Lot width (ft. to the tenth)  | 18                  | 18.0             | n/a             | n/a                               | n/a                  | n/a                          |
| Building area (sq. ft.)   | <b>441.18</b>       | <b>n/a</b>       | <b>621.2</b>    | <b>784</b>                        | <b>162.6</b>         | <b>Special Exception</b>     |
| Lot occupancy (total building area of all buildings/lot area)                               | <b>28.4</b>         | <b>n/a</b>       | <b>40</b>       | <b>50.4</b>                       | <b>10.4</b>          | <b>Special Exception</b>     |
| Principal building height (stories)   | 2                   | n/a              | 3               | 2                                 | n/a                  | n/a                          |
| Principal building height (ft. to the tenth)  | n/a                 | n/a              | 35.0            | n/a                               | n/a                  | n/a                          |
| For portion of a story, finished first floor 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)   | 0.0                 | n/a              | n/a             | n/a                               | n/a                  | n/a                          |
| Rear yard (ft. to the tenth)  | <b>20</b>           | <b>20.0</b>      | <b>n/a</b>      | <b>10</b>                         | <b>10</b>            | <b>Special Exception</b>     |
| Rear wall distance to adjoining principal building  | <b>0</b>            | <b>n/a</b>       | <b>10</b>       | <b>19</b>                         | <b>9</b>             | <b>Special Exception</b>     |
| Side yard, facing principal building front on left side (ft. to the tenth)                  | <b>2</b>            | <b>5</b>         | <b>n/a</b>      | <b>2</b>                          | <b>3</b>             | <b>Special Exception</b>     |
| Side yard, facing principal building front on right side (ft. to the tenth)                 | 0.0                 | n/a              | n/a             | 0.0                               | n/a                  | n/a                          |
| Vehicle parking spaces (number)   | 0                   | 1                | n/a             | 0                                 | n/a                  | Parking Credit               |
| Pervious surface (%)  | <b>10</b>           | <b>20</b>        | <b>n/a</b>      | <b>10</b>                         | <b>10</b>            | <b>Special Exception</b>     |
| <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                          |

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