



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

February 21, 2020

**REFERRAL MEMORANDUM**

**TO:** Board of Zoning Adjustment *MV for ML*  
**FROM:** Matthew LeGrant, Zoning Administrator  
**PROJECT INFORMATION:** **Address:** 717 Emerson Street NW  
**Square, Suffix, Lot:** Square 3147, Lot 057  
**Zoning District:** R-3  
**DCRA Permit #:** B1914024  
**SUBJECT:** **Construction of Rear 1-Story Addition with Deck.**

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-306.3 D-306.4 D-5201.1(a) X-901.2	New 1 <sup>st</sup> Story addition constructed to extend farther than ten (10 ft.) beyond the farthest rear wall of adjacent principal residential building.

*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 #:	B1914024	Zone:	R-3	N&C Cycle #:	1st
DCRA BZA Case #:	FY20-31-Z	Existing Use:	Single Family Detached Dwelling	Date of Review:	February 11, 2020
Property Address:	717 Emerson Street NW	Proposed Use:	Single Family Detached Dwelling	Reviewer:	Jeannette Anderson
Square: 3147	Lot(s): 057	ZC/BZA Order:			

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	2816.5	n/a	n/a	n/a	n/a	n/a
Lot width (ft. to the tenth)	18	n/a	n/a	n/a	n/a	n/a
Building area (sq. ft.)	1147 sf	n/a	1690 sf	1345 sf	n/a	n/a
Lot occupancy (building area/lot area)	40%	n/a	60%	48%	n/a	n/a
Gross floor area (sq. ft.)	n/a	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	n/a
Principal building height (stories)	n/a	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	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	n/a	n/a	n/a
Rear yard (ft. to the tenth)	88 Ft.	20 Ft.	n/a	61 Ft.	n/a	n/a
Side yard,	n/a	n/a	n/a	n/a	n/a	n/a
Open court	n/a	n/a	n/a	n/a	n/a	n/a
Closed court, width	n/a	n/a	n/a	n/a	n/a	n/a
Closed court, area sq. ft.	n/a	n/a	n/a	n/a	n/a	n/a
Vehicle parking spaces (number)	n/a	n/a	n/a	n/a	n/a	n/a
Bicycle parking spaces (number)	n/a	n/a	n/a	n/a	n/a	n/a
Loading berths	n/a	n/a	n/a	n/a	n/a	n/a
Loading Platforms	n/a	n/a	n/a	n/a	n/a	n/a
Loading spaces	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	n/a	n/a	n/a	n/a	n/a
Dwelling units, principal (#)	n/a	n/a	n/a	n/a	n/a	n/a
Dwelling units, accessory (#)	n/a	n/a	n/a	n/a	n/a	n/a
Roof Top Mechanical Equipment Screening Setback	n/a	n/a	n/a	n/a	n/a	n/a
Roof Top Deck Extension Guard Rail Setback	n/a	n/a	n/a	n/a	n/a	n/a
Rear Wall Beyond ten feet (10 ft.)	0	n/a	10 Ft.	18.67 Ft.	8.67 Ft.	Special Exception
Other:						