



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

September 21, 2018

**MEMORANDUM**

**TO:** Board of Zoning Adjustment

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

**THROUGH:** Mamadou Ndaw  
Supervisory Zoning Technician

**SUBJECT:** **Construction of a one-story rear deck to an existing single-family dwelling.**  
**Location:** 1210 Maryland Ave NE  
**Square, Suffix, Lot:** Lot 0080 in Square 1005  
**Zone:** RF-1  
**DCRA Building Permit #:** B1804968  
**DCRA BZA Case #:** FY-18-60-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 E, 5201.1 to construct a one-story rear deck in excess of maximum lot occupancy and that encroaches into the required rear yard (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.*

**NOTES AND COMPUTATIONS**

Building Permit #: B1804968  
 DCRA BZA Case #: FY-18-60-Z  
 Property Address: 1210 Maryland Ave NE  
 Square: 1005 Lot(s): 0080

Zone: RF-1  
 Existing Use: Single-Family Dwelling  
 Proposed Use: Single-Family Dwelling  
 ZC/BZA Order:

N&C Cycle #: 1  
 Date of Review: 9/20/2018  
 Reviewer: Mamadou Ndaw

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	831	1800	n/a	831	N/A	N/A
Lot width (ft. to the tenth)	14.6	18	N/A	14.6	N/A	N/A
Building area (sq. ft.)	462.1	N/A	498.6	558.1	59.5	E \$304.1
Lot occupancy (total building area of all buildings/lot area)	55.6	N/A	60.0	67.1	7.1	E \$304.1
Principal building height (stories)	2	N/A	3	2	N/A	N/A
Principal building height (ft. to the tenth)	Not Provided	N/A	35	Not Provided	N/A	N/A
For portion of a story, ceiling 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	0	N/A	N/A
Rear yard (ft. to the tenth)	25.3	20.0	N/A	17.3	2.7	E \$306.1
Side yard, facing principal building front on right side (ft. to the tenth)	0.0	0.0	N/A	0.0	N/A	N/A
Side yard, facing principal building front on left side (ft. to the tenth)	0.0	0.0	N/A	0.0	N/A	N/A
Vehicle parking spaces (number)	0	1	N/A	0	N/A	N/A
Pervious surface (%)	N/A	N/A	N/A	N/A	N/A	N/A
<i>If there is an accessory building:</i>	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
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>	N/A	N/A	N/A	N/A	N/A	Accessory storage shed removed from lot.
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
<i>Other:</i>	N/A	N/A	N/A	N/A	N/A	N/A

**SE for the construction of a rear deck that encroaches into the required rear yard and exceeds maximum lot occupancy (11-E DCMR 5201.1).**