



DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR

October 24, 2018

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *mlg*
Zoning Administrator

THROUGH: Ernesto Warren
Zoning Technician

SUBJECT: **Proposed:** Expansion of Existing Place of Worship
Location: 1519 4th ST NW
Lot 0829 in Square 0521
Zone: RF-1
DCRA File Job # B1805592
DCRA BZA Case # FY-18-63-Z

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

1. Special exception pursuant to E-205.5 for the rear wall that does not comply with E-205.4 (X-900.2)
2. Special exception pursuant to C-1504.1 for the penthouse enclosure and setback requirements that do not comply with C (X-900.2)

NOTES AND COMPUTATIONS					
Building Permit #:	B1805592	Zone:	RF-1	N&C Cycle #:	1
DCRA BZA Case #:	FY-18-63-Z	Existing Use:	Place of worship	Date of Review:	10/24/2018
Property Address:	1519 4 th St NW	Proposed Use:	Place of worship	Reviewers:	Mamadou Ndaw & Ernesto Warren
Square: 0521	Lot(s): 0829	ZC/BZA Order:			

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	14,697 ¹	N/A	n/a	2939	N/A	N/A
Lot width (ft. to the tenth)	157.4	N/A	N/A	34.4	N/A	N/A
Building area (sq. ft.)	4210	N/A	8818.2	6600	N/A	N/A
Lot occupancy (total building area of all buildings/lot area)	28.6	N/A	60.0	44.9	N/A	N/A
Principal building height (stories)	1	N/A	3	3	N/A	N/A
Principal building height (ft. to the tenth)	33.75	N/A	60	52.3	N/A	N/A
Distance from existing grade to first floor	6.6	N/A	N/A	6.6	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)	9.0	20.0	N/A	20 ft.	N/A	N/A
Rear wall distance from adjacent property	N/A	N/A	10	40	30 ft.	Special exception
Side yard, facing principal building front on right side (ft. to the tenth)	19.5	0	N/A	0	N/A	N/A
Side yard, facing principal building front on left side (ft. to the tenth)	15	0	N/A	70.5	N/A	N/A
Seating	200	N/A	N/A	331 ²	N/A	
Vehicle parking spaces (number)	18	13 ³	N/A	18	N/A	N/A
Pervious surface (%)	N/A	20	N/A	20.77	N/A	N/A
Penthouse height	N/A	N/A	12	1 ft. – 4+ ft.	N/A	N/A
Penthouse enclosure	N/A	N/A	N/A	None provided	N/A	Special exception
Penthouse setback	N/A	N/A	N/A	None provided	N/A	Special exception
Other:						

¹ Applicant will combine lots 807, 809, 805, 804, 829 & 824 into a single record lot

² 2320 sq. ft. / 7 sq. ft. = 331 seats

³ Parking credit granted, 20 spaces for existing Certificate of Occupancy CO115189