

September 8, 2023

REFERRAL MEMORANDUM

MWdau for ML

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 D-5201.1 (b) X-901.2	Construction of a rear deck that encroaches into the required rear yard.
2	Special Exception	D-210.1 D-5201.1 (a) X-901.2	Construction of a two-story addition, deck and stairs that exceeds the maximum permitted lot occupancy.
3	Special Exception	D-208.7 D-5201.1 (b) X-901.2	Construction of addition and deck in the side yard
4	Special Exception	D-211.1 D-5201.1 (c) 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 COMPUTATIONS					
Building Permit #: B2010518		Zone: R-3		N&C Cycle #: 1	
DCRA BZA Case #: FY-23-9-Z		Existing Use: SFD		Date of Review: August 24, 2023	
Property Address: 1956 Fendall St SE		Proposed Use: SFD		Reviewer: Chyna Barber	
Square: 5764	Lot(s): 0047	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.)	441.18	n/a	621.2	784	162.6	Special Exception
Lot occupancy (total building area of all buildings/lot area)	28.4	n/a	40	50.4	10.4	Special Exception
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)	20	20.0	n/a	10	10	Special Exception
Side yard, facing principal building front on left side (ft. to the tenth)	2	5	n/a	2	3	Special Exception
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 (%)	10	20	n/a	10	10	Special Exception
<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