



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

January 22, 2019

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator *1/22/19*

THROUGH: Jeannette Anderson
Zoning Technician

SUBJECT: Proposed two-story rear addition of a single dwelling unit.
The structure is located at:
318 Seaton Place NW
Lot 0042 in Square 3567
Zoned RF-1
DCRA File Job #B1813700
DCRA BZA Case #FY-19-22-Z

Review of 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 for the lot occupancy that does not comply with E-304.1 (X-900.2)
2. Special exception pursuant to E-5201.1 for the minimum rear yard setback requirement that does not comply with E-306.1 (X-900.2)

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.

1100 4th Street, SW 3rd Floor Washington, D.C. 20024
Phone: (202) 442-4576 Fax: (202) 442-4871

NOTES AND COMPUTATIONS			
Building Permit #:	B1813700	Zone:	RF-1
DCRA BZA Case #:	FY19-22-Z	Existing Use:	SFD
Property Address:	318 Seaton Place NE	Proposed Use:	Flat
Square: 3567	Lot(s): 0042	ZC/BZA Order:	
		N&C Cycle #:	
		Date of Review:	December 28, 2018
		Reviewer:	Jeannette Anderson

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	1541	n/a	n/a	n/a	n/a	n/a
Lot width (ft. to the tenth)	16.66	n/a	n/a	n/a	n/a	n/a
Building area (sq. ft.)	909	n/a	925	1029	n/a	n/a
Lot occupancy (building area/lot area)	59%	n/a	60%	67%	7%	n/a
Principal building height (stories)	3	n/a	C+3	2 @ Rear	n/a	Special Exception
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)	n/a	20 Ft.	n/a	17 Ft.	3 Ft.	Special Exception
Side yard	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
Pervious surface (%)	n/a	n/a	n/a	n/a	n/a	n/a
Dwelling units, principal (#)	1	1	2	2	n/a	n/a
Other:						