




DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR

May 13, 2019

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant 
Zoning Administrator

THROUGH: Shawn Gibbs
Zoning Technician

SUBJECT: **Construction of a two-story rear addition to an existing attached single-family dwelling.**
Location: 604 Gallatin Street NW
Square, Suffix, Lot: Lot 0139 in Square 3212
Zone: R-3
DCRA Building Permit #: B1905167
DCRA BZA Case #: FY-19-55-Z

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

1. A special exception pursuant to D, 5201.1 (b) to permit a rear addition that extends eighteen feet and four inches (18'-4") beyond the farthest rear wall of any adjoining principal residential building on any adjacent property pursuant to D, 306.4 (X, 901.2).
2. A special exception pursuant to D, 5201.1 (e) to permit a rear addition that does not conform to the minimum pervious surface required pursuant to D, 308.3 (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.

Board of Zoning Adjustment
District of Columbia
CASE NO 20659
EXHIBIT NO.2

NOTES AND COMPUTATIONS					
Building Permit #:	B1905167	Zone:	R-3	N&C Cycle #:	1
DCRA BZA Case #:	FY-19-55-Z	Existing Use:	Single-Family Dwelling	Date of Review:	24 Apr 2019
Property Address:	604 Gallatin Street NW	Proposed Use:	Single-Family Dwelling	Reviewer:	Shawn N. Gibbs
Square: 3212	Lot(s): 0139	ZC/BZA Order:			

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	2565	2000	n/a	2565	n/a	n/a
Lot width (ft. to the tenth)	18.0	20.0	n/a	18.0	n/a	n/a
Building area (sq. ft.)	999	n/a	1539	1329	n/a	n/a
Lot occupancy (total building area of all buildings/lot area)	38.9	n/a	60.0	51.8	n/a	n/a
Principal building height (stories)	3	n/a	3	3	n/a	n/a
Principal building height (ft. to the tenth)	n/a	n/a	40.0	n/a	n/a	n/a
For portion of a story, finished first floor height above the adjacent finished grade (ft.)	7.0	n/a	n/a	7.0	n/a	n/a
Front yard (ft. to the tenth)	0.0	n/a	n/a	0.0	n/a	n/a
Rear yard (ft. to the tenth)	104.5	20.0	n/a	86.2	n/a	n/a
Side yard, facing principal building front on right side (ft. to the tenth)	n/a	0.0	n/a	0.0	n/a	n/a
Side yard, facing principal building front on left side (ft. to the tenth)	n/a	0.0	n/a	0.0	n/a	n/a
Vehicle parking spaces (number)	1	1	n/a	1	n/a	n/a
Pervious surface (%)	28.4	n/a	n/a	15.5	4.5	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
Other:	Special Exception for a rear addition that extends 18'-4" feet beyond the farthest rear wall of any adjoining principal residential building on adjacent property (D, 306.4).					