



DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR

November 19, 2021

REFERRAL MEMORANDUM

DCRA/OFFICE OF THE ZONING
ADMINISTRATOR/COMPLIES
WITH REQUIREMENTS OF
DC ZONING REGULATIONS (11 DCMR)

TO: Board of Zoning Adjustment

11/19/2021

FROM: Matthew Le Grant, Zoning Administrator

PROJECT INFORMATION: **Address:** 604 Gallatin Street NW
Square, Suffix, Lot: Square 3212, Lot 0139
Zoning District: R-3
DCRA Permit #: B1905167

SUBJECT: **Construction of a two-story rear addition to an existing attached single-family dwelling.**

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-306.3 D-306.4 X-901.2	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.

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 #: B1905167		Zone: R-3	N&C Cycle #: 4
DCRA BZA Case #: FY-19-55-Z		Existing Use: Single-Family Dwelling	Date of Review: 18 November 2021
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	45.2	n/a	n/a
<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>	n/a	n/a	n/a	n/a	n/a	n/a
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).					