

May 19th, 2025

REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Travis Reynolds, Zoning Reviwer

PROJECT INFORMATION: **Address:** 1130 4th Street N.E.
Square, Suffix, Lot: Square 0773, Lot 0072
Zoning District: RF-1
DCRA Permit #: DK2500207

SUBJECT: Contruct Deck with Multifunction as Carport.

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	Area variance	E – 210.1 X – 1002.1	The proposed percentage of lot occupancy exceeds the maximum allowed as a matter of right and as a special exception.
2	Special exception	E – 5201.1 (b) E – 207.1 X – 901.1	The proposed rear yard does not comply with the minimum rear yard requirement.

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 #: DK2500207		Zone: RF-1	N&C Cycle #:
DOB BZA Case #: BZATmp5401		Existing Use: Residential	Date of Review: May19th, 2025
Property Address: 1130 4th Street N.E.		Proposed Use: Residential	Reviewer: Travis Reynolds
Square: 0773	Lot(s): 0072	ZC/BZA Order:	

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	987.30	1,800	n/a	987.30	n/a	
Lot width (ft. to the tenth)	18	18	n/a	18	n/a	
Building area (sq. ft.)	612	n/a	n/a	612	n/a	
Lot occupancy (building area/lot area)	61	n/a	60	75	14	Sp. Exception
Gross floor area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	
Floor area ratio, Non-residential	n/a	n/a	n/a	n/a	n/a	
Principal building height (stories)	n/a	n/a	n/a	n/a	n/a	
Principal building height (ft. to the tenth)	30	n/a	35	n/a	n/a	
Lower level designation	n/a	n/a	n/a	n/a	n/a	
Distance from existing ground to first floor	n/a	n/a	n/a	n/a	n/a	
Accessory building height (stories)	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	
Front yard (ft. to the tenth)	7	n/a	n/a	n/a	n/a	
Rear yard (ft. to the tenth)	14	20	n/a	10	4	Area Variance
Side yard,	n/a	n/a	n/a	n/a	n/a	
Vehicle parking spaces (number)	1	1	n/a	1	n/a	
Bicycle parking spaces (number)	n/a	n/a	n/a	n/a	n/a	
Pervious surface (%)	n/a	n/a	n/a	n/a	n/a	
Dwelling units, principal (#)	1	n/a	2	1	n/a	
Dwelling units, accessory (#)	n/a	n/a	n/a	n/a	n/a	
Other:						