



DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR

April 8, 2019

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator *WAB*

THROUGH: Shawn Gibbs
Zoning Technician

SUBJECT: **Construction of a rear deck.**
Location: 3764 Benton Street NW
Square, Suffix, Lot: Lot 0672 in Square 1301
Zone: R-3
DCRA Building Permit #: B1906197
DCRA BZA Case #: FY-19-46-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 D, 5201.1 (a) to permit a rear deck that exceeds the maximum lot occupancy permitted pursuant to D, 304.1 (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.

NOTES AND COMPUTATIONS					
Building Permit #:	B1906197	Zone:	R-3	N&C Cycle #:	1
DCRA BZA Case #:	FY-19-46-Z	Existing Use:	Single-Family Dwelling	Date of Review:	11 Mar. 2019
Property Address:	3764 Benton St NW	Proposed Use:	Single-Family Dwelling	Reviewer:	Shawn N. Gibbs
Square: 1301	Lot(s): 0672	ZC/BZA Order:			

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	2476	2000	n/a	2746	n/a	n/a
Lot width (ft. to the tenth)	28.1	20.0	n/a	28.1	n/a	n/a
Building area (sq. ft.)	989.3	n/a	990.4	1199.4	209	Special Exception
Lot occupancy (total building area of all buildings/lot area)	40.0	n/a	40.0	48.9	8.9	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	40.0	n/a	n/a	n/a
For portion of a story, ceiling 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)	15.0	n/a	n/a	15.0	n/a	n/a
Rear yard (ft. to the tenth)	31.7	20.0	n/a	20.0	n/a	n/a
Side yard, facing principal building front on right side (ft. to the tenth)	3.0	0.0	n/a	3.0	n/a	n/a
Side yard, facing principal building front on left side (ft. to the tenth)	0.0	0.0	n/a	0.0	n/a	n/a
Vehicle parking spaces (number)	0	1	n/a	0	n/a	Parking Credit
Pervious surface (%)	n/a	n/a	n/a	0.0	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>						
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
<i>Other:</i>						