

NOTES AND COMPUTATIONS			
Building Permit #:	B1908759	Zone:	R-3
DCRA BZA Case #:	FY-19-59-Z	Existing Use:	SINGLE DWELLING UNIT
Property Address:	1440 T ST SE	Proposed Use:	SINGLE DWELLING UNIT
SSL 5605 0835		ZC/BZA Order:	
		N&C Cycle #:	1
		Date of Review:	4/26/2019
		Reviewer:	Ernesto

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	4,000 sq. ft.	4,000 sq. ft.	n/a	4,000 sq. ft.	n/a	n/a
Lot width (ft. to the tenth)	50 ft.	40 sq. ft.	n/a	50 ft.	n/a	n/a
Building area (sq. ft.)	1,258 sq. ft.	n/a	1,600 sq. ft.	1,275 sq. ft.	n/a	n/a
Lot occupancy (building area/lot area)	31.45 %	n/a	40%	31.89%	n/a	n/a
Principal building height (stories)	1 story + attic	n/a	3	1 story + attic	n/a	n/a
Principal building height (ft. to the tenth)	Not provided	n/a	40	Not provided	n/a	n/a
Front yard (ft. to the tenth)	16.95 ft.	n/a	16.95 ft.	16.95 ft.	n/a	n/a
Rear yard (ft. to the tenth)	14 ft.	20 ft.	n/a	14 ft.	6 ft.	Special Exception
Side yard, left	18 ft.	5 ft.	n/a	18 ft.	n/a	n/a
Side yard, right	4.95 ft.	5 ft.	n/a	4.95 ft.	3.05 ft.	Special Exception
Vehicle parking spaces (number)	2 parking spaces	1	n/a	2	n/a	n/a
Pervious surface (%)	20%+	20%	n/a	20+	n/a	n/a
Dwelling units, principal (#)	1	n/a	1	1	n/a	n/a
Other:						

Now that you have the memo, you must visit the Board of Zoning's website at DCOZ.DC.GOV and fill out an application for special exception. Additional documents may be required prior to scheduling your hearing; if so, you can contact the Board of Zoning Adjustments at 202-727-6311 and someone within their office will provide you with the details.

If you have any questions regarding the memorandum (attached), please do not hesitate to contact us at 202-442-4576.

Durrell Mack
Program Support Assistant
Office of the Zoning Administrator
1100 4th Street, SW
Washington, DC, 20024





DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR

April 29, 2019

MEMORANDUM

TO: Board of Zoning Adjustment

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

THROUGH: Ernesto Warren
Zoning Technician

SUBJECT: **Proposed:** Rear deck
Location: 1440 T ST SE
Lot 5605 in Square 0835
Zone: R-3
DCRA File Job # B1908759
DCRA BZA Case # FY-19-59-Z

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

1. Special exception pursuant to D-5201.1 for the minimum rear yard requirement that does not comply with D-306.2 (X-900.2)
2. Special exception pursuant to D-5201.1 for the minimum side yard requirement that does not comply with D-206.2 (X-900.2)