



Current Project - Department Review Status

ver. 1.2

DK2500072

Rev Cycle	Group Name	Reviewer's Name	Review Status	Date Updated	Review Comments
1					
	HPRB Review	Todd Jones todd.jones@dc.gov	Approved	11/21/2024	No Comments
	Neighbor Notification	Kolas Elion DOB@dc.gov	N/A	11/22/2024	Proposed work does not contain any of the conditions laid out in Section 105.4.4.4 or 106.2.18.3 of the 2017 DC Construction Code. Neighbor Notification not required.
	Structural Review	DOB@dc.gov	Pending	11/20/2024	No Comments
	Zoning Review	Travis Reynolds DOB@dc.gov	HFC	11/22/2024	<p>Reviewed for the following scope; Historic District</p> <p>Larger rear deck to replace existing.</p> <p>The proposed deck appears to be greater than 4" in height and is therefore subject to lot occupancy and rear setback standards for the RF-1 zone. Please see subtitle B - 312.4(g). (Building area exceptions)</p> <p>There is a required rear yard of 20 ft. for the underlying RF-1 district. This means that there must be a minimum 20 ft of open unobstructed area from the rear of the deck to the rear property line. The submitted plans show a noncompliant rear setback yard of 14'6"</p> <p>The calculated lot occupancy on the provided site plan exceeds the 60% maximum. Please note that relief may be provided by the Board of Zoning Adjustment, however, that relief can only be provided up to 70% up to a maximum of 70%. Please ensure that you have appropriate calculations for the lot occupancy and any requested special exceptions. Special exception information can be found here: https://dcoz.dc.gov/page/special-exception</p> <p>Reviewer notes: deck above 4" ft tall - lot occupancy is exceeded and rear setback yard not observed. special exception required for approval</p>