



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

July 22, 2019

REVISED MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *mz*
Zoning Administrator

THROUGH: Shawn Gibbs
Zoning Technician

SUBJECT: **Construction of a deck at the rear of an existing single-family dwelling.**
Location: 1021 Cook Drive SE
Square, Suffix, Lot: Lot 0055 in Square 5912
Zone: R-3
DCRA Building Permit #: B1810673
DCRA BZA Case #: FY-19-18-Z

Review of the plans 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 (b) to permit a rear deck that encroaches into a required rear yard required pursuant to D, 306.2 (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.

Board of Zoning Adjustment
District of Columbia
CASE NO. 20122
EXHIBIT NO. 10

REVISED NOTES AND COMPUTATIONS					
Building Permit #:	B1810673	Zone:	R-3	N&C Cycle #:	1
DCRA BZA Case #:	FY-19-18-Z	Existing Use:	Single-Family Dwelling	Date of Review:	07/22/2019
Property Address:	1021 Cook Drive SE	Proposed Use:	Single-Family Dwelling	Reviewer:	Shawn Gibbs
Square: 5912	Lot(s): 0055	ZC/BZA Order:			

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	7862	4000	n/a	7862	n/a	n/a
Lot width (ft. to the tenth)	104.5	40.0	n/a	104.5	n/a	n/a
Building area (sq. ft.)	1412	n/a	2456	1684	n/a	n/a
Lot occupancy (total building area of all buildings/lot area)	23.0	n/a	40.0	27.4	n/a	n/a
Principal building height (stories)	1	n/a	3	2	n/a	n/a
Principal building height (ft. to the tenth)	33.0	n/a	40	33.0	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)	21.0	n/a	n/a	21.0	n/a	n/a
Rear yard (ft. to the tenth)	25.0	20.0	n/a	12.5	7.5	Special Exception
Side yard, facing principal building front on right side (ft. to the tenth)	10.5	8.0	n/a	10.5	n/a	n/a
Side yard, facing principal building front on left side (ft. to the tenth)	16.8	8.0	n/a	16.8	n/a	n/a
Vehicle parking spaces (number)	1	1	n/a	1	n/a	n/a
Pervious surface (%)	n/a	n/a	n/a	n/a	n/a	n/a
<i>If there is an accessory building:</i>	n/a	n/a	n/a	n/a	n/a	n/a
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
<i>Other:</i>						