



DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR

July 2, 2019

**MEMORANDUM**

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *mz*  
Zoning Administrator

THROUGH: Ernesto Warren  
Zoning Technician

SUBJECT: **Proposed:** New Flat, [Two-Family Dwelling]  
**Location:** 645 16<sup>TH</sup> ST NE  
SSL 4540 0292  
**Zone:** RF-1  
**DCRA BZA Case #** FY19-28-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 E-205.5 for the rear wall of an attached building that does not comply with E-205.4 (X-900.2)

<b>NOTES AND COMPUTATIONS</b>			
Building Permit #: B1900323		Zone: RF-1	N&C Cycle #: 1
DCRA BZA Case #:		Existing Use: VACANT LAND NO USE	Date of Review: 7/1/2019
Property Address: 645 16 <sup>TH</sup> ST NE		Proposed Use: FLAT, [TWO-FAMILY DWELLING]	Reviewer: Ernesto Warren
SSL: 4540 0292		ZC/BZA Order:	

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	1360 sq. ft.	n/a	n/a	1,360 sq. ft.		Existing record lot
Lot width (ft. to the tenth)	17 ft.	n/a	n/a	17 ft.		Existing record lot
Building area (sq. ft.)	n/a	n/a	816 sq. ft.	680 Sq. Ft.		n/a
Lot occupancy (building area/lot area)	n/a	n/a	60 %	50 %		n/a
Principal building height (stories)	n/a	n/a	3 stories	3 stories		n/a
Principal building height (ft. to the tenth)	n/a	n/a	35 ft.	32.67 ft.		n/a
Lower level designation	n/a	n/a	n/a	Cellar		n/a
Distance from existing grade to first floor	n/a	n/a	n/a	1.71 ft.		n/a
Front yard (ft. to the tenth)	n/a	If match lot 293 0	If match lot 144 8ft.	8 ft.		n/a
Rear yard (ft. to the tenth)	n/a	20 ft.	n/a	31 ft.		n/a
Vehicle parking spaces (number)	n/a	1 parking space	n/a	1		n/a
Pervious surface (%)	n/a	0	n/a	n/a		None prescribed per E-204.1
Dwelling units, principal (#)	n/a	n/a	2 dwelling units	2 dwelling units		n/a
Rear wall – pop back rule	n/a	n/a	10 ft.	24.56 ft.	14.56 ft.	Special exception from E-205.5
Solar panels installed left side	n/a	n/a	n/a	n/a		
Solar panels installed right side	n/a	n/a	n/a	n/a		
Other:						