



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

February 15, 2019

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator

THROUGH: Shawn Gibbs
Zoning Technician

SUBJECT: **Construction of an accessory structure roof deck.**
Location: 1800 Kenyon Street NW
Square, Suffix, Lot: Lot 0046 in Square 2598
Zone: RF-1
DCRA Building Permit #: B1813243
DCRA BZA Case #: FY-19-34-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 C, 1504 to permit the construction of a roof deck with guard rails that do not conform with the penthouse setback requirements of C, 1502 (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. 2019
EXHIBIT NO. 10

NOTES AND COMPUTATIONS					
Building Permit #:	B1813243	Zone:	RF-1	N&C Cycle #:	1
DCRA BZA Case #:	FY-19-34-Z	Existing Use:	Single-Family Dwelling	Date of Review:	13 Feb. 2019
Property Address:	1800 Kenyon Street NW	Proposed Use:	Single-Family Dwelling	Reviewer:	Shawn N. Gibbs
Square: 2598	Lot(s): 0046	ZC/BZA Order:			

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	2000	2000	n/a	2000	n/a	n/a
Lot width (ft. to the tenth)	20.0	20.0	n/a	20.0	n/a	n/a
Building area (sq. ft.)	1408.5	n/a	1200	1408.5	n/a	n/a
Lot occupancy (total building area of all buildings/lot area)	70.4	n/a	60.0	70.4	n/a	n/a
Principal building height (stories)	3	n/a	3	3	n/a	n/a
Principal building height (ft. to the tenth)	n/a	n/a	n/a	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)	0.0	n/a	n/a	0.0	n/a	n/a
Rear yard (ft. to the tenth)	46.6	20.0	n/a	46.6	n/a	n/a
Side yard, facing principal building front on right side (ft. to the tenth)	0.0	0.0	n/a	0.0	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)	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>						
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>	Special Exception required for roof deck guardrails that do not conform to the setback requirements of C, 1502.					