



DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR

April 8, 2019

**MEMORANDUM**

TO: Board of Zoning Adjustment

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

THROUGH: Shawn Gibbs  
Zoning Technician

SUBJECT: **Construction of a vertical third story addition.**  
**Location:** 711 Lawrence Street NE  
**Square, Suffix, Lot:** Lot 0024 in Square 3653  
**Zone:** RF-1  
**DCRA Building Permit #:** B1903020  
**DCRA BZA Case #:** FY-19-43-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 E, 5203.3 to permit for the removal of a roof top architectural element original to the building pursuant to E, 206.1 (a) (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.*

NOTES AND COMPUTATIONS					
Building Permit #:	B1903020	Zone:	RF-1	N&C Cycle #:	1
DCRA BZA Case #:	FY-19-43-Z	Existing Use:	Single-Family Dwelling	Date of Review:	6 Mar 2019
Property Address:	711 Lawrence Street NE	Proposed Use:	Single-Family Dwelling	Reviewer:	Shawn N. Gibbs
Square: 3653	Lot(s): 0024	ZC/BZA Order:			

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	9440	1800	n/a	9440	n/a	n/a
Lot width (ft. to the tenth)	70.90	18.0	n/a	70.90	n/a	n/a
Building area (sq. ft.)	1632.5	n/a	3776	1632.5	n/a	n/a
Lot occupancy (total building area of all buildings/lot area)	17.3	n/a	40.0	17.3	n/a	n/a
Principal building height (stories)	2	n/a	3	2	n/a	n/a
Principal building height (ft. to the tenth)	32.4	n/a	35.0	32.4	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)	15.0	n/a	n/a	15.0	n/a	n/a
Rear yard (ft. to the tenth)	58.9	25.0	n/a	58.9	n/a	n/a
Side yard, facing principal building front on right side (ft. to the tenth)	14.1	8.0	n/a	14.1	n/a	n/a
Side yard, facing principal building front on left side (ft. to the tenth)	31.0	8.0	n/a	31.0	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>						