

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR



August 4, 2017

**MEMORANDUM**

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *mz*  
Zoning Administrator

THROUGH: Daniel Calhoun  
Zoning Technician

SUBJECT: **Construction of accessory garage structure (14 X 23.)**  
**Location:** 1829 L. St.NE  
**Square 4474 Lot: 0117**  
**Zone:** RF-1  
**DCRA Building Permit #:** G1700033  
**DCRA BZA Case #:** FY-17-60-Z

Review of the plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

- a. Special exception pursuant to E, 5201.1 for: A detached garage that does not comply with the 12' setback from the center line of the alley requirement pursuant to E § 5004.1.(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.*

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Board of Zoning Adjustment  
District of Columbia  
CASE NO.19628  
EXHIBIT NO.6

**NOTES AND COMPUTATIONS**

Building Permit #  
DCRA BZA Case #

**G1700033**  
**FY-17-60-Z**

Zone:  
Existing Use:

**RF-1**  
**Single Family Dwelling**

Date of Review: **8/4/2017**

N&C Cycle # **1**

Property Address: **1829 L. St. NE**  
**Square 4474, Lot: 0117**

Proposed Use: **Single Family Dwelling with Garage**

Reviewer: **Daniel Calhoun**

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation	Notes/Zoning Relief Required
Lot area (sq. ft.)	1857	1800	N/A	1857	0	N/A
Lot width (ft. to the tenth)	14	18	N/A	14	0	EXISTING NON-CONFORMING
Building area (sq. ft.)	0	N/A	450	296.01	0	N/A
Lot occupancy (building area/lot area)	39%	N/A	60%	55%	0	N/A
Gross Floor Area (sq. ft.)	N/A	N/A	N/A	N/A	0	N/A
Floor area Ratio (FAR), Total (Floor area/lot area)	N/A	N/A	N/A	N/A	N/A	N/A
Floor area Ratio (FAR), Non-Residential (Non-Residential Floor area/lot area)	N/A	N/A	N/A	N/A	N/A	N/A
Principal Building Height (Stories)	N/A	N/A	N/A	N/A	N/A	N/A
Principal Building Height (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A	N/A
Accessory Building Height (Stories)	0	0	2	1	N/A	N/A
Accessory Building Height (ft. to the tenth)	0	N/A	20	8.6	0	N/A
Front Yard (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A	N/A
Rear Yard (ft. to the tenth)	0	20	N/A	0	0	N/A
Side Yard(s), facing building front on right side (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A	N/A
Side Yard(s), facing building front on left side (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A	N/A
Court(s), Open (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A	N/A
Court(s), Closed (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A	N/A
Vehicle Parking Spaces (number)	0	1	N/A	1	0	N/A
Bicycle Parking Spaces (number)	0	N/A	N/A	0	0	N/A
Loading Berths, Platforms, and Spaces (number and size in ft.)	N/A	N/A	N/A	N/A	N/A	N/A
Pervious Surface (%)	37%	20%	N/A	N/A	N/A	N/A
Green Area Ratio (score)	N/A	N/A	N/A	N/A	N/A	N/A
Dwelling units, Principal (#)	1	N/A	N/A	N/A	N/A	N/A
Dwelling units, Accessory (#)	0	0	1	1	N/A	N/A
Setback from alley Center Line (ft. to the tenth)	0	12	N/A	7.5	7.5	SPECIAL EXCEPTION
Other: Garage does not meet setback.						