



**OFFICE OF THE ZONING ADMINISTRATOR**

January 23, 2018

**REVISED MEMORANDUM**

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*  
Zoning Administrator

THROUGH: Daniel Calhoun  
Zoning Technician

SUBJECT: **Construction of rooftop mechanical equipment with screening that does not comply with the penthouse setback requirements.**  
**Location:** 1099 14<sup>th</sup> St. NW  
**Square:** 0248  
**Lot:** 0075  
**Zone:** D-6  
**DCRA Building Permit #:** B1712156  
**DCRA BZA Case #:** FY-17-100-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,1504.1 to construct rooftop mechanical equipment and screening that does not meet the minimum rear and side wall setback requirements (C,1502.1 (a) & (b))(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 # **B1712156** Zone: **D-6** N&C Cycle # **1**  
 DCRA BZA Case # **FY-17-100-Z** Existing Use: **Office Building** Date of Review: **10/17/17**  
 Property Address: **1099 14<sup>th</sup> St. NW** Proposed Use: **Office Building** Reviewer: **Daniel Calhoun**  
**Sq. 0248** **w/Rooftop Mechanical** Units  
 Lot(s): **0075**

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	NA	NA	N/A	NA	NA	NA
Lot width (ft. to the tenth)	NA	NA	N/A	NA	NA	NA
Building area (sq. ft.)	N/A	N/A	N/A	N/A	N/A	N/A
Lot occupancy (building area/lot area)	N/A	N/A	N/A	N/A	N/A	N/A
Gross Floor Area (sq. ft.)	N/A	N/A	N/A	N/A	N/A	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)	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
Front Yard (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A	N/A
Rear Yard (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A	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)	N/A	N/A	N/A	N/A	N/A	N/A
Bicycle Parking Spaces (number)	N/A	N/A	N/A	N/A	N/A	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 (%)	N/A	N/A	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 (#)	N/A	N/A	N/A	N/A	N/A	N/A
Dwelling units, Accessory (#)	N/A	N/A	N/A	N/A	N/A	N/A
Required Setback	<b>23</b>	<b>8</b>	<b>N/A</b>	<b>2</b>	<b>6</b>	<b>SPECIAL EXCEPTION</b>
Other:	Rooftop Mechanical Equipment not meeting the 1 to 1 from rear building wall setback requirement as required per Sub C § 1500.					