

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



December 14, 2017

MEMORANDUM

TO: Board of Zoning Adjustment

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

THROUGH: Shawn Gibbs
Zoning Technician

SUBJECT: **Construction of a rear egress stair and dumbwaiter to an existing restaurant roof deck.**
Location: 5409 Georgia Ave NW
Square, Suffix, Lot: Lot 0052 in Square 2996
Zone: MU-4
DCRA Building Permit #: B1710581
DCRA BZA Case #: FY-18-10-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 G, 1200.1 for the construction of a rear egress stair and dumbwaiter that does not conform with the maximum permitted Floor Area Ratio requirements of G, 402.1 (X, 901.2).
2. Special exception pursuant to G, 1201.1 for the construction of a rear egress stair that encroaches into the required 15-foot rear yard setback required pursuant to G, 405.2 (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 #:	B1710581	Zone:	MU-4	N&C Cycle #:	1
DCRA BZA Case #:	FY-18-10-Z	Existing Use:	Restaurant	Date of Review:	12/11/2017
Property Address:	5409 Georgia Ave NW	Proposed Use:	Restaurant	Reviewer:	Shawn Gibbs
Square: 2996	Lot(s): 0052	ZC/BZA Order:			

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Deviation	Zoning Relief Required
Lot area (sq. ft.)	1300	n/a	n/a	1300	n/a	n/a
Lot width (ft. to the tenth)	20.0	n/a	n/a	20.0	n/a	n/a
Building area (sq. ft.)	1241	n/a	1300	1241	n/a	n/a
Lot occupancy (building area/lot area)	95.5	n/a	100	95.5	n/a	n/a
Gross floor area (sq. ft.)	2095.88	n/a	1950	2306	356	Special Exception
Floor area ratio (FAR), total (gross floor area/lot area)	n/a	n/a	n/a	n/a	n/a	n/a
Floor area ratio (FAR), Non-residential (non-residential gross floor area/lot area)	n/a	n/a	1.5	1.8	n/a	n/a
Principal building height (stories)	2	n/a	n/a	2	n/a	n/a
Principal building height (ft. to the tenth)	25.7	n/a	50	25.7	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)	0.0	n/a	n/a	0.0	n/a	n/a
Rear yard (ft. to the tenth)	0.0	15.0	n/a	6.0	9.0	Special Exception
Side yard, facing building front on right side (ft. to the tenth)	n/a	n/a	n/a	0.0	n/a	n/a
Side yard, facing building front on left side (ft. to the tenth)	n/a	n/a	n/a	0.0	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	0	n/a	0	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)	0.3	n/a	n/a	n/a	n/a	GAR Exempt
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
Other:						