



Government of the District of Columbia
Department of Consumer and Regulatory Affairs

Office of the Zoning Administrator

January 31, 2018

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *mz2*
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: 1755 Newton St. NW
Square: 2619
Lot: 0654
Zone: RF-1
DCRA Building Permit #: B1713394
DCRA BZA Case #: FY-18-11-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, 1502.1 (b) and (c) to construct rooftop mechanical equipment and screening that does comply with the minimum setback requirements. (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. 19775
EXHIBIT NO. 7

NOTES AND COMPUTATIONS

Building Permit # **B1713394**
 DCRA BZA Case # **FY-18-11-Z**
 Property Address: **1755 Newton St. NW**
Sq. 2619
 Square, Lot(s): **Lot(s): 0654**

Zone: **RF-1**
 Existing Use: **Public School**
 Proposed Use: **Public School**

N&C Cycle # **1**
 Date of Review: **1/5/2018**
 Reviewer: **Daniel Calhoun**

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	N/A	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	N/A	8	N/A	1.8	6.3	SPECIAL EXCEPTION
Other:	Rooftop Mechanical Equipment Units not meeting the 1 to 1 setback requirements/complete screening as required per Sub C § 1500.					