



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

September 26, 2018

REVISED MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator

THROUGH: Shawn Gibbs
Zoning Technician

SUBJECT: **Construction of a one-story rear addition to an existing single-family dwelling.**
Location: 4821 43rd St NW
Square, Suffix, Lot: Lot 0009 in Square 1672
Zone: R-3
DCRA Building Permit #: B1712668
DCRA BZA Case #: FY-18-39-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 D, 306.4 to construct a two-story rear addition that extends further than ten (10) feet beyond the farthest rear wall of an adjoining principal residential building pursuant to D, 306.3 (X, 901.2).
2. Special exception pursuant to D, 5201.1 (b) to allow for the construction of a rear addition and deck that encroaches into the minimum 20-foot rear yard required pursuant to D, 306.2 (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.

Board of Zoning Adjustment
District of Columbia
CASE NO. 13646
EXHIBIT NO. 45

NOTES AND COMPUTATIONS					
Building Permit #:	B1712668	Zone:	R-3	N&C Cycle #:	1
DCRA BZA Case #:	FY-18-39-Z	Existing Use:	Single-Family Dwelling	Date of Review:	9/25/2018
Property Address:	4821 43 rd St NW	Proposed Use:	Single-Family Dwelling	Reviewer:	Shawn Gibbs
Square: 1672	Lot(s): 0009	ZC/BZA Order:			

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	2311	2000	n/a	2311	n/a	n/a
Lot width (ft. to the tenth)	24.3	20.0	n/a	24.3	n/a	n/a
Building area (sq. ft.)	1002	n/a	1387	1387	n/a	n/a
Lot occupancy (total building area of all buildings/lot area)	43.4	n/a	60.0	60.0	n/a	n/a
Principal building height (stories)	3	n/a	3	3	n/a	n/a
Principal building height (ft. to the tenth)	32.8	n/a	40	32.8	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)	20.0	15.0	20.0	20.0	n/a	n/a
Rear yard (ft. to the tenth)	35.9	20.0	n/a	17.7	2.3	Special Exception
Side yard, facing principal building front on right side (ft. to the tenth)	0.0	0.0	n/a	0.0	n/a	n/a
Side yard, facing principal building front on left side (ft. to the tenth)	0.0	0.0	n/a	0.0	n/a	n/a
Vehicle parking spaces (number)	1	1	n/a	1	n/a	n/a
Pervious surface (%)	42.0	n/a	n/a	24.2	n/a	n/a
<i>If there is an accessory building:</i>	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
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>	Special exception for the construction of an addition that extends further than 10 feet beyond the farthest rear wall of an adjoining principal building (11-D DCMR 306.4).					