



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

May 21, 2018

MEMORANDUM

TO: Board of Zoning Adjustment

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

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).

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. 18846

EXHIBIT NO. 6

1100 4th Street SW, Washington, DC 20024 | 202.442.4400 | dcra.dc.gov

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:	5/17/2018
Property Address:	4821 43rd 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	1272	n/a	n/a
Lot occupancy (total building area of all buildings/lot area)	43.4	n/a	60.0	55.0	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	23.0	n/a	n/a
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
Other:	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).					