



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

October 11, 2019

REVISED REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant, Zoning Administrator

MNL/ML

PROJECT INFORMATION: **Address:** 1440 T ST SE
 Square and Lot: 5605//0835
 Zoning District: R-3
 DCRA Permit #: B1908759

SUBJECT: **New rear deck for a Single Dwelling Unit**

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-5201.1 for the minimum rear yard requirement that does not comply with D-306.2 (X-900.2)

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. If the BZA Memorandum is not submitted within 30 days, the applicant must request an updated memorandum from the Office of the Zoning Administrator.

REVISED NOTES AND COMPUTATIONS

Building Permit #: B1908759
 DCRA BZA Case #: FY-19-59-Z
 Property Address: 1440 T ST SE
 SSL 5605 0835

Zone: R-3
 Existing Use: SINGLE DWELLING UNIT
 Proposed Use: SINGLE DWELLING UNIT
 ZC/BZA Order:

N&C Cycle #: 1
 Date of Review: 4/26/2019 (Revised 10/11/2019)
 Reviewer: Ernesto

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	4,000 sq. ft.	4,000 sq. ft.	n/a	4,000 sq. ft.	n/a	n/a
Lot width (ft. to the tenth)	50 ft.	40 sq. ft.	n/a	50 ft.	n/a	n/a
Building area (sq. ft.)	1,258 sq. ft.	n/a	1,600 sq. ft.	1,275 sq. ft.	n/a	n/a
Lot occupancy (building area/lot area)	31.45 %	n/a	40%	31.89%	n/a	n/a
Principal building height (stories)	1 story + attic	n/a	3	1 story + attic	n/a	n/a
Principal building height (ft. to the tenth)	Not provided	n/a	40	Not provided	n/a	n/a
Front yard (ft. to the tenth)	17.01 ft.	n/a	17.01 ft.	17.01 ft.	n/a	existing
Rear yard (ft. to the tenth)	14.06 ft.	20 ft.	n/a	15.08 ft.	4.92 ft.	Special Exception
Side yard, left	19.02	5 ft.	n/a	18 ft.	n/a	n/a
Side yard, right	4.98 ft.	5 ft.	n/a	5.41 ft.	n/a	n/a
Vehicle parking spaces (number)	2 parking spaces	1	n/a	2	n/a	n/a
Pervious surface (%)	20%+	20%	n/a	20+	n/a	n/a
Dwelling units, principal (#)	1	n/a	1	1	n/a	n/a
Other:						