



DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR

-REVISED-

January 30, 2020

REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant, Zoning Administrator *MLG*
WLB

PROJECT INFORMATION:

Address:	220 Ascot Place NE
Square, Suffix, Lot:	Square 3557, Lot 0069
Zoning District:	R-3
DCRA Permit #:	B1912718

SUBJECT: Construction of a rear deck.

Review of the plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

1. Special exception to permit a rear deck that does not conform to the maximum lot occupancy permitted pursuant to D-304.1, D-5202.1, (X-900.2).
2. A special exception to permit a rear deck that does not conform to the minimum rear yard required pursuant to D-306.2 (D-5201.1 (b) and 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. If the BZA Memorandum is not submitted within 30 days, the applicant must request an updated memorandum from the Office of the Zoning Administrator.

NOTES AND COMPUTATIONS					
Building Permit #:	B1912718	Zone:	R-3	N&C Cycle #:	1
DCRA BZA Case #:	FY-19-84-Z	Existing Use:	Single-Family Dwelling	Date of Review:	January 30, 2020
Property Address:	220 Ascot Place NE	Proposed Use:	Single-Family Dwelling	Reviewer:	Shawn N. Gibbs
Square: 3557	Lot(s): 0069	ZC/BZA Order:			

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	1115	2000	n/a	1115	n/a	n/a
Lot width (ft. to the tenth)	18.6	20.0	n/a	18.6	n/a	n/a
Building area (sq. ft.)	734.3	n/a	669.0	957.4	n/a	n/a
Lot occupancy (total building area of all buildings/lot area)	65.9	n/a	60.0	62.6	2.6%	Special Exception
Principal building height (stories)	2	n/a	3	2	n/a	n/a
Principal building height (ft. to the tenth)	n/a	n/a	40.0	n/a	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)	0.0	n/a	n/a	0.0	n/a	n/a
Rear yard (ft. to the tenth)	20.5	20.0	n/a	8.5	11.5	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)	0	1	n/a	0	n/a	Parking Credit - 1 Pkg. Sp.
Pervious surface (%)	n/a	n/a	n/a	n/a	n/a	n/a
<i>If there is an accessory building:</i>						
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>						
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>						