



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

February 4, 2021

REFERRAL MEMORANDUM

Revised 2/4/2021

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant, Zoning Administrator

PROJECT INFORMATION: **Address:** 13 7th STREET SE
Square, Suffix, Lot: Square 0869, Lot 0827
Zoning District: RF-1
DCRA Permit #: B2101826

SUBJECT: Variance from E-304.1 to construct a one-story rear addition

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

Number	Type of Relief	Zoning Sections	Reason [or Basis]
1	Area Variance	E – 304.1 X – 1000.1	Proposed percentage of lot occupancy exceeds the maximum allowed.

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.

Board of Zoning Adjustment
District of Columbia
CASE # 20465
EXHIBIT NO.11

NOTES AND COMPUTATIONS			
Building Permit #: B2101826		Zone: RF-1	N&C Cycle #: 1
DCRA BZA Case #: FY-21-21-Z		Existing Use: SINGLE DWELLING UNIT	Date of Review: 12/18/2020 Revision: 1/22/2021
Property Address: 13 7 TH ST SE		Proposed Use: SINGLE DWELLING UNIT	Reviewer: Ernesto Warren
SSL: 0869 0827		ZC/BZA Order:	

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	1,920 sq. ft.	1,800 sq. ft.	n/a	1,920 sq. ft.	n/a	
Lot width (ft. to the tenth)	20 ft.	18 sq. ft.	n/a	20 ft.	n/a	
Building area, principal building	970.55 sq. ft.	n/a	n/a	1,071.38 sq. ft.	n/a	
Building area, accessory building	320 sq. ft.	n/a	n/a	320 sq. ft.	n/a	
Building area, total	1,290.55	n/a	1,152 sq. ft.	1,391.38 sq. ft.	239.38 sq. ft.	
Lot occupancy (building area/lot area)	67 %	n/a	60%	72 %	12%	Area variance
Gross floor area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	
Floor area ratio, Non-residential	n/a	n/a	n/a	n/a	n/a	
Principal building height (stories)	2 stories	n/a	3 stories	2 stories	n/a	
Principal building height (ft. to the tenth)	23 ft.	n/a	35 ft.	23 ft.	n/a	
Accessory building height (stories)	2 stories	n/a	2 stories	2 stories	n/a	
Accessory building height (ft. to the tenth)	19 ft.	n/a	20 ft.	19 ft.	n/a	
Front yard (ft. to the tenth)	On the property line	On the property line	On the property line	On the property line	n/a	
Rear yard (ft. to the tenth)	22 ft.	20 ft.	n/a	22 ft.	n/a	
Side yard,	n/a	n/a	n/a	n/a	n/a	
Open court	n/a	n/a	n/a	n/a	n/a	
Closed court, width	n/a	n/a	n/a	n/a	n/a	
Closed court, area sq. ft.	n/a	n/a	n/a	n/a	n/a	
Vehicle parking spaces (number)	1 vehicle parking space	1 vehicle parking space	n/a	1 vehicle parking space	n/a	
Bicycle parking spaces (number)	n/a	n/a	n/a	n/a	n/a	
Loading berths	n/a	n/a	n/a	n/a	n/a	
Loading Platforms	n/a	n/a	n/a	n/a	n/a	
Loading spaces	n/a	n/a	n/a	n/a	n/a	
Pervious surface (%)	n/a	n/a	n/a	n/a	n/a	Not applicable per C-501.2(b)
Green area ratio (score)	n/a	n/a	n/a	n/a	n/a	
Dwelling units, principal (#)	1	n/a	2 dwelling units	1 dwelling unit	n/a	
Dwelling units, accessory (#)	Not allowed	Not allowed	Not allowed	0	n/a	
Other:	<ol style="list-style-type: none"> Pursuant to A-301.3, the applicant must apply for a subdivision to convert tax 0824 lot to a record lot. Pursuant to Zoning Commission Order No. 08-06F & A-304.10 through A-304.13 the applicant must submit the Request for Modification of Plans Approved by the Board of Zoning Adjustment form, whether there are changes to the approved BZA plans or no. 					