



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

March 4, 2021

REFERRAL MEMORANDUM

MWdaw for ML

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant, Zoning Administrator

PROJECT INFORMATION: **Address:** 4436 Alabama Avenue SE
Square, Suffix, Lot: Square 5382, Lot 0132
Zoning District: R-1-B
DCRA Permit #: RW2100029

SUBJECT: **Construction of retaining walls.**

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	Special Exception	C-1401.3 (c) C-1402.1 X-901.2	Construction of a 5.5 foot high retaining wall within 25 feet of a rear property line/public alley.

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 #: RW2100029	Zone: R-1-B	N&C Cycle #: 1	
DCRA BZA Case #: FY-21-43-Z	Existing Use: SFD	Date of Review: 3 March 2021	
Property Address: 4436 Alabama Avenue SE	Proposed Use: SFD	Reviewer: Shawn N. Gibbs	
Square: 5382	Lot(s): 0132	ZC/BZA Order:	

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	5511	5000	n/a	5511	n/a	n/a
Lot width (ft. to the tenth)	50.0	n/a	n/a	50.0	n/a	n/a
Building area (sq. ft.)	1195.9	n/a	2204.4	1195.9	n/a	n/a
Lot occupancy (total building area of all buildings/lot area)	21.7	n/a	40	21.7	n/a	n/a
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, finished first floor 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)	16.7	n/a	n/a	16.7	n/a	n/a
Rear yard (ft. to the tenth)	46.3	25.0	n/a	46.3	n/a	n/a
Side yard, facing principal building front on right side (ft. to the tenth)	11.2	8.0	n/a	11.2	n/a	n/a
Side yard, facing principal building front on left side (ft. to the tenth)	24.2	8.0	n/a	24.2	n/a	n/a
Vehicle parking spaces (number)	0	1	n/a	0	n/a	Parking Credit – 1 Space
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
Other:	Construction of a 5.5-foot high retaining wall within 25 feet of a rear property line (C-1401.3 (c)).					