



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

January 10, 2022

REFERRAL MEMORANDUM

MW daw for ML

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant, Zoning Administrator

PROJECT INFORMATION: **Address:** 119 6TH ST SE
Square, Suffix, Lot: Square 0842, Lot 0831
Zoning District: RF-3
DCRA Permit #: B2105670

SUBJECT: First floor rear deck enclosure with second story 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	Special exception	E – 5201.1 E – 207.4	The proposed north side yard does not comply with the minimum requirement.

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 # 20689
EXHIBIT NO.12

NOTES AND COMPUTATIONS			
Building Permit #: B2105670		Zone: RF-3	N&C Cycle #: 1
DCRA BZA Case #: FY-21-72-Z		Existing Use: Single Dwelling Unit	Date of Review: 8/23/2021
Property Address: 119 6 TH ST SE		Proposed Use: Single Dwelling Unit	Reviewer: Ernesto Warren
SSL: 0842 0831		ZC/BZA Order:	

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	1,463 sq. ft.	4,000 sq. ft.	n/a	1,463 sq. ft.	2,537 sq. ft.	Existing condition
Lot width (ft. to the tenth)	25.42 ft.	40 ft.	n/a	40 ft.	14.58 ft.	Existing condition
Building area (sq. ft.)	843.85 sq. ft.	n/a	877.8 sq. ft.	843.85 sq. ft.	n/a	
Lot occupancy (building area/lot area)	57.68 %	n/a	60 %	57.68 %	n/a	
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)	18.93 ft.	n/a	35 ft.	18.93 ft.	n/a	
Accessory building height (stories)	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	
Front yard (ft. to the tenth)	0	0	0	0	n/a	
Rear yard (ft. to the tenth)	6.73 ft.	20 ft.	n/a	6.73 ft.	13.27 ft.	Existing conforming condition per E-205.3
Side yard, north	1 ft.	3 ft.	n/a	1 ft.	2 ft.	Special exception
Side yard, south	7.7 ft.	5 ft.	n/a	7.7 ft.	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)	0	n/a	n/a	0	n/a	None required per C-702.3
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	None required per E-204.1
Green area ratio (score)	n/a	n/a	n/a	n/a	n/a	
Dwelling units, principal (#)	n/a	n/a	n/a	1 principal dwelling unit	n/a	
Dwelling units, accessory (#)	0	n/a	0	0	n/a	
Other:	1. Pursuant to A-301.3 the applicant must apply for a subdivision to convert tax lot 831 to a record lot					