



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

October 22, 2021

REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant, Zoning Administrator *MLL by kab*

PROJECT INFORMATION: **Address:** 2205 FLAGLER ST NW
Square, Suffix, Lot: Square 3122, Lot 60
Zoning District: RF-1
DCRA Permit #: B2108829

SUBJECT: New rear 2-story deck

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 (a) E – 304.1 X – 901.2	The proposed percentage of lot occupancy exceeds the maximum allowed as a matter-of-right
2	Special exception	E – 5201.1 (b) E – 306.1 X – 901.2	The proposed deck occupies a portion of the required rear yard

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 NO.20679
EXHIBIT NO.2
EW

NOTES AND COMPUTATIONS			
Building Permit #: B2108829	Zone: RF-1	N&C Cycle #: 1	
DCRA BZA Case #: FY-22-8-Z	Existing Use: SINGLE DWELLING UNIT	Date of Review: 10/22/2021	
Property Address: 2205 FLAGLER PL NW	Proposed Use: SINGLE DWELLING UNIT	Reviewer: Ernesto Warren	
SSL: 3122 0060	ZC/BZA Order:		

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation / %	Notes/Zoning Relief Required
Lot area (sq. ft.)	1,326 sq. ft.	1,800 sq. ft.	n/a	1,326 sq. ft.	474 sq. ft.	Existing condition
Lot width (ft. to the tenth)	16.66 ft.	18 ft.	n/a	16.66 ft.	1.34 ft.	
Building area (sq. ft.)	868.64	n/a	795.6 sq. ft.	920.16 sq. ft.	124.56 sq. ft.	
Lot occupancy (building area/lot area)	65.51%	n/a	60%	69.39 %	9.39%	Special exception
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)	28.03 ft.	n/a	35 ft.	28.03 ft.	n/a	
Accessory building height (stories)	1 story	n/a	2 stories	1 story	n/a	
Accessory building height (ft. to the tenth)	7.5 ft.	n/a	22 ft.	7.5 ft.	n/a	
Front yard (ft. to the tenth)	2 ft.	n/a	2 ft.	2ft.	n/a	
Rear yard (ft. to the tenth)	19 ft.	20 ft.	n/a	15 ft.	5 ft.	Special exception
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)	n/a	n/a	n/a	n/a	n/a	None required per C – 702.4 (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	None required per E – 204.1
Green area ratio (score)	n/a	n/a	n/a	n/a	n/a	
Dwelling units, principal (#)	1 principal dwelling unit	n/a	2 principal dwelling units	1 principal dwelling unit	n/a	
Dwelling units, accessory (#)	n/a	n/a	n/a	n/a	n/a	
Other:						