



THE DEPARTMENT OF BUILDINGS
OFFICE OF THE ZONING ADMINISTRATOR

October 3, 2022

MWdaw for ML

REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment
FROM: Matthew Le Grant, Zoning Administrator
PROJECT INFORMATION: Address: 4704 46th Street NW
Square, Suffix, Lot: Square 1546, Lot 0808
Zoning District: R-1-B
DCRA Permit #: B2206264
SUBJECT: Construction of a rear two-story addition to an existing detached single-family dwelling.

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

Table with 4 columns: Number, Type of Relief, Zoning Sections, Reason [or Basis]. Row 1: 1, Special Exception, D-5004.1 (a), D-5201.1 (b), X-901.2, Construction of a rear addition that results in an existing accessory building being located within 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.

<b>NOTES AND COMPUTATIONS</b>			
Building Permit #: <b>B2206264</b>		Zone: <b>R-1-B</b>	N&C Cycle #: <b>1</b>
DCRA BZA Case #: <b>FY-22-62-Z</b>		Existing Use: <b>SFD</b>	Date of Review: <b>30 September 2022</b>
Property Address: <b>4704 46<sup>th</sup> Street NW</b>		Proposed Use: <b>SFD</b>	Reviewer: <b>Shawn N. Gibbs</b>
Square: <b>1546</b>	Lot(s): <b>0808</b>	ZC/BZA Order:	

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	4000	5000	n/a	4000	n/a	n/a
Lot width (ft. to the tenth)	40.0	50.0	n/a	40.0	n/a	n/a
Building area (sq. ft.)	1202.5	n/a	1600.0	1448.1	n/a	n/a
Lot occupancy (total building area of all buildings/lot area)	30.1	n/a	40.0	36.2	n/a	n/a
Principal building height (stories)	2	n/a	3	2	n/a	n/a
Principal building height (ft. to the tenth)	25.5	n/a	40.0	25.5	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)	11.3	n/a	n/a	11.3	n/a	n/a
Rear yard (ft. to the tenth)	58.8	20.0	n/a	45.4	n/a	n/a
Side yard, facing principal building front on right side (ft. to the tenth)	5.0	8.0	n/a	5.0	n/a	n/a
Side yard, facing principal building front on left side (ft. to the tenth)	5.0	8.0	n/a	5.0	n/a	n/a
Vehicle parking spaces (number)	1	1	n/a	1	n/a	n/a
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	2	1	n/a	n/a
Accessory building height (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	Existing/No Change
Accessory building area (sq. ft.)	352.6	n/a	450.0	352.6	n/a	Existing/No Change
Accessory building setback from center line of alley (ft.)	13.4	7.5	n/a	13.4	n/a	n/a
<i>If there is an accessory apartment:</i>						
Accessory apartment (#)	n/a	n/a	1	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
<b>Other:</b>	<b>11 DCMR Subtitle D-5004.1 (a): Construction of a rear addition to the existing principal structure that results in an existing accessory building being located within the required rear yard (Special Exception).</b>					