



DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR

April 25, 2019

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator

THROUGH: Ernesto Warren
Zoning Technician

SUBJECT: **Proposed:** Rear addition 2 story addition
Location: 4672 A Street SE
Lot 5349 in **Square** 0030
Zone: R-2
DCRA File Job # B1902268
DCRA BZA Case # FY-19-56-Z

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

1. Special exception pursuant to D-5201.1(b) for the rear wall of a semidetached building to be constructed to extend farther than ten feet beyond the farthest rear wall of the adjoining principal residential building on the adjacent property D-306.4. (X-900.2)

Board of Zoning Adjustment
District of Columbia
CASE NO. 20084
EXHIBIT NO. 1

NOTES AND COMPUTATIONS					
Building Permit #:	B1902268	Zone:	R-2	N&C Cycle #:	1
DCRA BZA Case #:	FY-19-56-Z	Existing Use:	SEMI DETACHED SINGLE DWELLING UNIT	Date of Review:	4/24/2019
Property Address:	4672 A STREET SE	Proposed Use:	SEMI DETACHED SINGLE DWELLING UNIT	Reviewer:	ERNESTO
SSL: 5349 0030		ZC/BZA Order:			

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	2,160	3000	n/a	2,160 sq. ft.	840	Relief not required Existing building on existing record lot
Lot width (ft. to the tenth)	24	30	n/a	24 ft.	6	Relief not required Existing building on existing record lot
Building area (sq. ft.)	391	n/a	864	827 sq. ft.	n/a	n/a
Lot occupancy (building area/lot area)	18.10	n/a	40%	39.29%	n/a	n/a
Principal building height (stories)	2	n/a	3	2 stories + cellar	n/a	n/a
Principal building height (ft. to the tenth)	27	n/a	40	27	n/a	n/a
Front setback (ft. to the tenth)	22	n/a	22	22 ft.	n/a	n/a
Rear yard (ft. to the tenth)	45	20	n/a	20 ft.	n/a	n/a
Rear wall beyond adjacent residential buildings	n/a	n/a	10	19 ft.	9 ft.	Special exception
Side yard, left	7.34	8	n/a	11 ft.	.66	Relief not required Existing building on existing record lot
Side yard, right	0 (semi-detached building)	8	n/a	0	n/a	
Vehicle parking spaces (number)	1	1	n/a	1 parking space	n/a	n/a
Pervious surface (%)	30+	30%	n/a	30%+	n/a	n/a
Dwelling units, principal (#)	1	n/a	1	1 dwelling unit	n/a	n/a
Other:						