



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

July 1, 2019

**MEMORANDUM**

**TO:** Board of Zoning Adjustment

**FROM:** Matthew Le Grant *MLG*  
Zoning Administrator

**THROUGH:** Shawn N. Gibbs  
Zoning Technician

**SUBJECT:** **Construction of an accessory structure (garage) with roof deck and rear deck connected to primary structure.**  
**Location:** 1738 Church Street NW  
**Square, Suffix, Lot:** Lot 0313 in Square 0156  
**Zone:** RA-8  
**DCRA Building Permit #:** G1900063  
**DCRA BZA Case #:** FY-19-68-Z

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

1. An area variance to permit the construction of an accessory structure and deck that is not in conformance with the maximum permitted lot occupancy per F-604.1 (X-1001.2).
2. A special exception pursuant C-1504.1 to permit guardrails on a roof deck that do not conform with the setback requirements of C-1502.1 (a), C-1502.1 (b), and C-1502.1 (c)(1)(A) (X-901.2).

*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.*

Board of Zoning Adjustment

NOTES AND COMPUTATIONS					
Building Permit #:	G1900063	Zone:	RA-8	N&C Cycle #:	1
DCRA BZA Case #:	FY-19-68-Z	Existing Use:	Single-Family Dwelling	Date of Review:	6/28/2019
Property Address:	1738 Church Street NW	Proposed Use:	Single-Family Dwelling	Reviewer:	Shawn Gibbs
Square: 0156	Lot(s): 0313	ZC/BZA Order:			

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Deviation	Zoning Relief Required
Lot area (sq. ft.)	1710	n/a	n/a	1710	n/a	n/a
Lot width (ft. to the tenth)	18.0	n/a	n/a	18.0	n/a	n/a
Building area (sq. ft.)	762.5	n/a	1026.0	1312.1	295.1	Area Variance
Lot occupancy (building area/lot area)	44.6	n/a	60.0	76.7	16.7	Area Variance
Gross floor area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Floor area ratio (FAR), total (gross floor area/lot area)	n/a	n/a	n/a	n/a	n/a	n/a
Floor area ratio (FAR), Non-residential (non-residential gross floor area/lot area)	n/a	n/a	n/a	n/a	n/a	n/a
Principal building height (stories)	2	n/a	n/a	n/a	n/a	n/a
Principal building height (ft. to the tenth)	n/a	n/a	50.0	n/a	n/a	n/a
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	20.0	12.5	n/a	n/a
Front yard (ft. to the tenth)	18.0	n/a	n/a	18.0	n/a	n/a
Rear yard (ft. to the tenth)	39.2	15.0	n/a	39.2	n/a	n/a
Side yard, facing building front on right side (ft. to the tenth)	0.0	n/a	n/a	0.0	n/a	n/a
Side yard, facing building front on left side (ft. to the tenth)	0.0	n/a	n/a	0.0	n/a	n/a
Court(s), open (width by depth in ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Court(s), closed (width by depth in ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Vehicle parking spaces (number)	2	1	n/a	2	n/a	n/a
Bicycle parking spaces (number)	n/a	n/a	n/a	n/a	n/a	n/a
Loading berths, platforms, and spaces (number and size in ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Pervious surface (%)	n/a	n/a	n/a	n/a	n/a	n/a
Green area ratio (score)	n/a	0.3	n/a	----	n/a	No Information Provided by Applicant
Dwelling units, principal (#)	1	n/a	n/a	1	n/a	n/a
Dwelling units, accessory (#)	n/a	n/a	n/a	n/a	n/a	n/a
Other:	<b>Special exception for nonconforming roof deck guardrails (C-1504.1).</b>					