



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

February 5, 2019

**MEMORANDUM**

**TO:** Board of Zoning Adjustment

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

**THROUGH:** Shawn Gibbs  
Zoning Technician

**SUBJECT:** **Construction of a deck at the rear of an existing single-family dwelling.**  
**Location:** 1021 Cook Drive SE  
**Square, Suffix, Lot:** Lot 0055 in Square 5912  
**Zone:** R-3  
**DCRA Building Permit #:** B1810673  
**DCRA BZA Case #:** FY-19-18-Z

Review of the plans 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) to allow for the construction of an addition (rear deck) that encroaches into a required rear yard (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.*

NOTES AND COMPUTATIONS					
Building Permit #:	B1810673	Zone:	R-3	N&C Cycle #:	1
DCRA BZA Case #:	FY-19-18-Z	Existing Use:	Single-Family Dwelling	Date of Review:	12/21/2018
Property Address:	1021 Cook Drive SE	Proposed Use:	Single-Family Dwelling	Reviewer:	Shawn Gibbs
Square: 5912	Lot(s): 0055	ZC/BZA Order:			

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	7862	4000	n/a	7862	n/a	n/a
Lot width (ft. to the tenth)	104.5	40.0	n/a	104.5	n/a	n/a
Building area (sq. ft.)	1412	n/a	2456	1684	n/a	n/a
Lot occupancy (total building area of all buildings/lot area)	23.0	n/a	40.0	27.4	n/a	n/a
Principal building height (stories)	1	n/a	3	2	n/a	n/a
Principal building height (ft. to the tenth)	33.0	n/a	40	33.0	n/a	n/a
For portion of a story, ceiling 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)	21.0	n/a	n/a	21.0	n/a	n/a
Rear yard (ft. to the tenth)	25.0	20.0	n/a	12.5	7.5	Special Exception
Side yard, facing principal building front on right side (ft. to the tenth)	10.5	8.0	n/a	10.5	n/a	n/a
Side yard, facing principal building front on left side (ft. to the tenth)	16.8	8.0	n/a	16.8	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>	n/a	n/a	n/a	n/a	n/a	n/a
Accessory building height (stories)	n/a	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	n/a
Accessory building area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Accessory building setback from center line of alley (ft.)	n/a	n/a	n/a	n/a	n/a	n/a
<i>If there is an accessory apartment:</i>	n/a	n/a	n/a	n/a	n/a	n/a
Accessory apartment (#)	n/a	n/a	n/a	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
Other:						