



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

October 22, 2019

REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant, Zoning Administrator *MLL
WIS*

PROJECT INFORMATION: **Address:** 407 51st Street SE
Square, Suffix, Lot: Square 5318, Lot 0164
Zoning District: RA-1
DCRA Permit #: B1914850

SUBJECT: Construction of a rear 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	F-304.1 F-5201.1 (a) X-901.2	Deck exceeds maximum permitted lot occupancy.
2	Special Exception	F-305.1 F-5201.1 (b) X-901.2	Deck that encroaches within a 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.

NOTES AND COMPUTATIONS

Building Permit #: B1914850
 DCRA BZA Case #: FY-20-6-Z
 Property Address: 407 51st St SE
 Square: 5318 Lot(s): 0164

Zone: RA-1
 Existing Use: Single-Family Dwelling
 Proposed Use: Single-Family Dwelling
 ZC/BZA Order:

N&C Cycle #: 1
 Date of Review: 10/18/2019
 Reviewer: Shawn Gibbs

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Deviation	Zoning Relief Required
Lot area (sq. ft.)	1560	n/a	n/a	1560	n/a	n/a
Lot width (ft. to the tenth)	24.0	n/a	n/a	24.0	n/a	n/a
Building area (sq. ft.)	838	n/a	624	956	332	Special Exception
Lot occupancy (building area/lot area)	53.7	n/a	40.0	61.3	21.3	Special Exception
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	3	2	n/a	n/a
Principal building height (ft. to the tenth)	n/a	n/a	40	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
Front yard (ft. to the tenth)	7.0	n/a	n/a	7.0	n/a	n/a
Rear yard (ft. to the tenth)	17.0	20.0	n/a	7.0	13.0	Special Exception
Side yard, facing building front on right side (ft. to the tenth)	2.0	0.0	n/a	2.0	n/a	n/a
Side yard, facing building front on left side (ft. to the tenth)	0.0	0.0	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)	1	1	n/a	1	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 (%)	48.9	20.0	n/a	37.2	n/a	n/a
Green area ratio (score)	0.4	n/a	n/a	n/a	n/a	n/a
Dwelling units, principal (#)	1	n/a	1	1	n/a	n/a
Dwelling units, accessory (#)	n/a	n/a	n/a	n/a	n/a	n/a
Other:						