



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

September 9, 2019

REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant, Zoning Administrator *MLG*

PROJECT INFORMATION:

Address:	906 11 th St NE
Square, Suffix, Lot:	Square 0957, Lot 0020
Zoning District:	RF-1
DCRA Permit #:	B1913297

SUBJECT: Construction of a vertical addition, penthouse and roof deck.

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

1. A special exception to permit a penthouse not permitted pursuant to C-1500.4 (X-901.2).
2. A special exception to permit a penthouse that does not conform with the side building wall and open court setbacks required pursuant to C-1502.1 (c)(1)(A) and C-1502.1 (c)(5) (X-901.2).
3. A special exception to permit a guardrail that does not conform with the side building wall setbacks required pursuant to C-1502.1 (c)(1)(A) (C-1504.1 and 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. 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 #: **B1913297**
 DCRA BZA Case #: **FV-19-82-Z**
 Property Address: **906 11th Street NE**
 Square: 0957

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

N&C Cycle #: **1**
 Date of Review: **30 August 2019**
 Reviewer: **Shawn N. Gibbs**

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	1242	1800	n/a	1242	n/a	n/a
Lot width (ft. to the tenth)	18.0	18.0	n/a	18.0	n/a	n/a
Building area (sq. ft.)	758.6	n/a	745.2	758.6	n/a	Vertical Addition – 719.6 SF
Lot occupancy (total building area of all buildings/lot area)	61.1	n/a	60.0	61.1	n/a	Vertical Addition – 57.9%
Principal building height (stories)	2	n/a	3	3	n/a	n/a
Principal building height (ft. to the tenth)	27.1	n/a	35.0	34.6	n/a	n/a
For portion of a story, ceiling height above the adjacent finished grade (ft.)	4.0	n/a	4.9	4.0	n/a	n/a
Front yard (ft. to the tenth)	0.0	n/a	n/a	0.0	n/a	n/a
Rear yard (ft. to the tenth)	21.5	20.0	n/a	21.5	n/a	n/a
Side yard, facing principal building front on right side (ft. to the tenth)	0.0	0.0	n/a	0.0	n/a	n/a
Side yard, facing principal building front on left side (ft. to the tenth)	0.0	0.0	n/a	0.0	n/a	n/a
Vehicle parking spaces (number)	0	1	n/a	0	n/a	Parking Credit - 1 Pkg. Sp.
Pervious surface (%)	n/a	n/a	n/a	n/a	n/a	E-204.1 (Lot < 1,800 SF)
<i>If there is an accessory building:</i>						
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>						
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
<i>Other:</i>						