

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR



November 9, 2011

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MEMORANDUM

TO: Board of Zoning Adjustment

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

SUBJECT: Proposed Conversion from an existing building to a 4-unit apartment building. The building is located at
821 Randolph Street, NW
Lot 0085 in Square 3027
Zoned: R-4
DCRA File Job #B1111246
DCRA BZA Case #FY-11-51-Z

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

1. Variance from § 401.3 to permit a conversion of an existing building to a 4-unit apartment building without meeting the minimum lot area requirement for each unit in the 4-unit apartment building in the R-4 residential zone district (§ 3103.2).

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
District of Columbia
CASE NO. 18333
EXHIBIT NO. 3

NOTES AND COMPUTATIONSADDRESS: 821 Randolph St., NWLOT(S): 0085SQUARE: 3027Conversion to 4-unit
Apart.ZONED: R-4REQUIREDALLOWEDPROVIDEDVARIANCE

LOT AREA	3,600 Sq. Ft.		2,625 Sq. Ft.	975 Sq. Ft. 27%
LOT WIDTH	N/P.		22 Ft.	
LOT OCCUPANCY (60%)		N/P	Existing: 1,910 Sq. Ft (60%)	
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1		1	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	Min. 20 Ft.		62.5 Ft.	
SIDE YARD	N/A.		N/A	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	

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Acc. Bldg.: Garage .Location	Rear Yard Area		Car Port (Exist. Non-Conforming) Rear Yard Area	
.Height Feet	N/A.		N/A	
.Height #Stories	1 Story		1 story	
.Alley from center:	N/A.		N/A	N/A
% Occupied Area in Required Rear Yard Area	N/A		N/A	

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