

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



April 2, 2012

MEMORANDUM

TO: Board of Zoning Adjustment

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

SUBJECT: Proposed accessory apartment in an existing single family residence.
The structure is located at
1206 Crittenden Street, NW
Lot 0034 in Square 2920
Zoned R-1-B
DCRA File Job #B1204880
DCRA BZA Case #FY-12-32-Z

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D.C. OFFICE OF ZONING
2012 APR - 3 AM 11:35

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

1. Special exception from § 202.10 to allow an accessory apartment in an existing single family residence that does not comply with maximum gross floor area (§ 202.10(c). (§ 3104.1).

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. 18389

EXHIBIT NO. 5

(Permit #B1204880) FY12-32-Z

NOTES AND COMPUTATIONS

ADDRESS: 1206 Crittenden St NW

LOT(S): 0034

SQUARE: 2920

Accessory Apt in
SFD

ZONED: R-1-B

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	5000 Sq. Ft.		5540 Sq. Ft.	N/A
LOT WIDTH	50 Ft		50 Ft	N/A
LOT OCCUPANCY		2216 Sq. Ft. (Max. 40%)	Existing: 1004 Sq. Ft (18%)	N/A
FLOOR AREA RATIO		N/A	N/A	
PARKING SPACES	1		1	N/A
REAR YARD	25 Ft. min.		25 Ft.	N/A
SIDE YARD	8 Ft. min		8 Ft.	N/A
SIDE YARD	8 Ft. min		8 Ft.	N/A
GROSS FLOOR AREA OF ACCESSORY APT.		690 Sq. Ft. (25%)	771 Sq. Ft. (28%)	81 Sq. Ft.