

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



April 17, 2012

REVISED

**MEMORANDUM**

TO Board of Zoning Adjustment

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

SUBJECT Proposed new 2-unit Flat structure The structure will be located at  
451 S Street, NW  
Lot 0022 in Square E-0475  
Zoned R-4  
DCRA File Job #B1200747  
DCRA BZA Case #FY 12- 18-Z

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

- 1 Variance pursuant to § 403 2 to permit a new Flat which exceeds the maximum percentage of lot occupancy allowed in the R-4 residential zone district. (§ 3103 2)
- 2 Variance pursuant to § 2101 1 to permit a new Flat without providing one (1) required parking space 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. 18411

EXHIBIT NO. 6

1100 4<sup>th</sup> Street, SW 3<sup>rd</sup> Floor Washington, D.C 20024  
Phone (202) 442-4576 Fax (202) 442-4871

Board of Zoning Adjustment  
District of Columbia  
CASE NO.18411  
EXHIBIT NO.6

**NOTES AND COMPUTATIONS****451 "S" St., NW.****LOT: 0022****SQUARE: E-0475****A New 2-unit Flat****ZONED: R-4  
PROVIDED****REQUIRED****ALLOWED****VARIANCE**

|                      |                 |                        |                        |                       |                 |
|----------------------|-----------------|------------------------|------------------------|-----------------------|-----------------|
| LOT AREA             | Min 1,800 Sq Ft |                        | 844 Sq. Ft<br>(Exist ) | 956 Sq Ft<br>(Exist.) | 53%<br>(Exist.) |
| LOT WIDTH            | Min 18 Ft.      |                        | 12 22Ft<br>(Exist )    | 5 78 Ft<br>(Exist )   | 11%<br>(Exist ) |
| LOT OCCUPANCY (60%)  |                 | 506 Sq Ft<br>(Max 60%) | 590 Sq Ft 70%          | 84 Sq. Ft             | 10%             |
| FLOOR AREA RATIO ( ) |                 | N/A                    | N/A                    |                       |                 |
| PARKING SPACES       | 1               |                        | 0                      | 1                     | 100%            |
| LOADING BERTHS       | N/A             |                        | N/A                    |                       |                 |
| FRONT YARD           | N/A             |                        | N/A                    |                       |                 |
| REAR YARD            | N/A             |                        | N/A                    |                       |                 |
| SIDE YARD            | N/A             |                        | N/A                    |                       |                 |
| COURT, OPEN          | N/A             |                        | N/A                    |                       |                 |
| COURT, CLOSED        | N/A             |                        | N/A                    |                       |                 |

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