

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



May 30, 2012

---REVISED---

MEMORANDUM

To: Board of Zoning Adjustment

From: Matthew LeGrant *m22*
Zoning Administrator

Subject: Proposed Subdivision of two existing nonconforming tax lots
Located at...
1531 A. Street S.E.
Square 1072
Lots 0812 and 0826
Zone R-4
DCRA Subdivision
DCRA BZA Case # 20Z, FY-2012

Review of the subdivision at the above subject premises indicates that Board of Zoning Adjustment approval is required as follows:

1. Variance from § 401.6 to allow a lot consolidation of two existing, nonconforming lots in the R-4 residential zone district that would create a lot of record with substandard street frontage. (§ 3103.2)
2. Variance from § 401.3 to allow a lot consolidation of two existing, nonconforming lots in the R-4 residential zone district that would create lot of record with substandard lot width. (§ 3103.2)
3. Variance from § 401.3 to allow a lot consolidation of two existing, nonconforming lots in the R-4 residential zone district that would create a lot of record with substandard lot area. (§ 3103.2)
4. Variance from § 404.1 to allow a lot consolidation of two existing, nonconforming lots in the R-4 residential zone district that would create a lot of record with a substandard rear yard. (§ 3103.2)

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18422
EXHIBIT NO. 4

1100 4th Street, S.W., 3rd Floor, Washington, DC 20024
Phone: (202) 442-4576 Fax: (202) 442-4871

Board of Zoning Adjustment
District of Columbia
CASE NO. 18422
EXHIBIT NO. 4

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5. Variance from § 403.2 to allow a lot consolidation of two existing, nonconforming lots in the R-4 residential zone district that would create a lot of record with excessive lot occupancy. (§ 3103.2)

Note:

The existing nonconforming tax lot #812 was created prior to 5-12-58. The tax lot #826 was created after 5-12-58 from tax lot #813. Tax lot # 813 was created prior to 5-12-58. The existing nonconforming lot area and width of lot #813 will be further decreased by the removal of tax lot #826 and as of 10-24-11, lots 813 and 826 were in single ownership until Lot 826 was sold to the owner of lot 812 to create this lot consolidation that would combine lots 812 and 826 into one lot of record.

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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.

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(Subdivision Sq-) FY12-20-Z

**-REVISED [5-30-12] -
NOTES AND COMPUTATIONS**

ADDRESS: 1531 A Street S.E.

Three-unit
apartment building

LOT(S): 0812 and 0826

ZONED: R-4

SQUARE: 1072

VARIANCE

PROVIDED

ALLOWED

REQUIRED

LOT AREA	1800 Sq. Ft.		694 Sq. Ft.	1106 Sq. Ft.	61%
LOT WIDTH	14 Ft		12.71 Ft	1.29Ft.	10.1%
LOT OCCUPANCY	40%	278.0 Sq. Ft. (Max. 40 %)	622.79 Sq. Ft. (89.0%)	344 Sq. Ft.	49%
FLOOR AREA RATIO ()	N/A	N/A	N/A	N/A	
PARKING SPACES	0		0	CREDIT FROM PREVIOUS USE	
LOADING BERTHS	N/A		N/A	N/A	
FRONT YARD	N/A		N/A	N/A	
REAR YARD	20 Ft min.		6.0 Ft	14 Ft.	42%
SIDE YARD	8.0 Ft.		0	None required	
COURT, OPEN	N/A		N/A	N/A	
COURT, CLOSED	N/A		N/A	N/A	