

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



February 29, 2012

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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *m22*
Zoning Administrator

SUBJECT: Establish a dwelling located at rear of property.* The structure is located at 1618 5th Street NW Lot 0845 in Square 0477 Zoned R-4 DCRA File Job #B1104587 DCRA BZA Case #FY-12-19-Z

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

1. Special Exception pursuant Section 2516.1 to permit more than one principal structure in a Residential district. (Section 3104.1)
2. Variance pursuant to § 404.1 for a structure that does not provide the minimum required rear yard. (§ 3103.2)

*The building at the front of the lot is a single family unit proposed to be a flat, which is a matter of right use.

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. 18432

EXHIBIT NO. 4

Board of Zoning Adjustment

1100 4th Street, SW 3rd Floor Washington, D.C. 20024

Phone: (202) 442-4576 Fax: (202) 442-4871

District of Columbia
CASE NO.18432
EXHIBIT NO.4

(Permit #B1104587) FY12-19-Z

NOTES AND COMPUTATIONS

ADDRESS: 1618 5th Street NW

LOT(S): 0477

SQUARE: 0845

SFD

ZONED: R-4

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	2700 Sq. Ft.		3372 Sq. Ft.	N/A
LOT WIDTH	N/A		36.75 Ft	N/A
LOT OCCUPANCY (60%)		2023.2 Sq. Ft. (Max. 60 %)	1791 Sq. Ft. (53.1%)	N/A
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1		N/A (parking credit from existing SFD)	
LOADING BERTHS	N/A		N/A	
REAR YARD	20 Ft. min.		0 Ft.	20 Ft.
SIDE YARD	8 Ft.		15Ft.	N/A
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	

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