

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



October 9, 2012

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D.C. OFFICE OF ZONING
2012 OCT 10 PM 2:19

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator

SUBJECT: Proposed new Two-Family Flat Structure located at
1235 4th Street, NW
Lot 0023 in Square 0523
Zoned R-4
DCRA File Job #B1214963
DCRA BZA Case #FY-12 62-Z

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

1. Variance pursuant to § 2101.1 for the construction of a new two-family flat structure without providing the minimum required parking spaces in R-4 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. 18483

EXHIBIT NO. 6

Board of Zoning Adjustment
District of Columbia
CASE NO.18483
EXHIBIT NO.6

(Permit #B1214963) FY12-62-Z

NOTES AND COMPUTATIONS

ADDRESS: 1235 4th Street, NW

LOT(S): 0023

SQUARE: 0523

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SFD

ZONED: R-4

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	1,800 Sq. Ft.		1,853 Sq. Ft.	N/A
LOT WIDTH	18 Ft.		20.583 Ft.	N/A
LOT OCCUPANCY (%)		1,111.8 Sq. Ft. (Max. 60 %)	1,111.5 Sq. Ft. (60%)	N/A
FLOOR AREA RATIO ()		N/A	N/A	N/A
PARKING SPACES	1		0	1
LOADING BERTHS	N/A		N/A	N/A
FRONT YARD	N/A		N/A	N/A
REAR YARD	20 Ft. min.		31.8 Ft.	N/A
SIDE YARD	N/A		N/A	N/A
COURT, OPEN	N/A.		N/A.	N/A.
COURT, CLOSED	N/A		N/A	N/A