

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



October 2, 2012

MEMORANDUM

TO: Board of Zoning Adjustment

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

SUBJECT: Conversion for an existing nonconforming single family dwelling (SFD) row dwelling. The structure is located at:
448 Emerson Street, NW
Lot 0213 in Square 3251
Zoned R-3
DCRA File Job #MS97302
DCRA BZA Case #FE-12-61-Z

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

1. Variance pursuant of § 320.3 to convert an existing nonconforming SFD row dwelling to a 2 unit flat in the R-3 residential zone district. (§ 304.1)

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 the memo.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18495

EXHIBIT NO. 5

(Permit #MS97302) FY12-61-Z

NOTES AND COMPUTATIONS

ADDRESS: 448 Emerson Street, NW

LOT(S): 0213

SQUARE: 3251

Conversion SFD to
Flat

ZONED: R-3

	<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>VARIANCE</u>
LOT AREA	1,790 Sq. Ft.		1,800 Sq. Ft.	10 Sq. Ft.
LOT WIDTH	20 Ft.		20 Ft.	N/A
LOT OCCUPANCY (60%)		1,074 Sq. Ft. (Max. 60 %)	Existing 1,302 Sq. Ft. (72%)	228
FLOOR AREA RATIO ()	N/A	N/A	N/A	N/A
PARKING SPACES	1		1	N/A
LOADING BERTHS	N/A		N/A	N/A
FRONT YARD	N/A		N/A	N/A
REAR YARD	20 Ft. min.		20 Ft.	N/A
SIDE YARD	N/A		N/A	N/A
COURT, OPEN	6 Ft.		5 Ft.	1 Ft.
COURT, CLOSED	N/A		N/A	

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