

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



December 10, 2010

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MEMORANDUM

TO: Board of Zoning Adjustment

From: Matthew LeGrant *MLG*
Zoning Administrator

Subject: Proposed (2) two principal buildings with addition on a single subdivided lot of record located at
1116 K Street, N.E.,
Lot 0007 in square 0980-N
Zoned R-4
DCRA File Job # B0906286
DCRA BZA Case # FY-10-44-Z

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

1. Special exception pursuant to § 2516.1 to permit (2) two principal buildings on a single subdivided lot of record in the R-4 residential zone district. (§ 3104.1)
2. Variance from § 2001.3 to permit a 3rd floor addition to an existing non-conforming structure & conversion to a new (SFD) row structure which will increase the nonconformity. (§ 3103.2)
3. Variance from § 404.1 to permit a (SFD) row structure without having a minimum required rear yard setback. (§ 3103.2)
4. Variance from § 2101.1 to permit a (SFD) row structure without providing one required parking space. (§ 3103.2)

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18527
EXHIBIT NO. 5

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

Board of Zoning Adjustment
District of Columbia
CASE NO. 18527
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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.

(Permit #B0906268) FY10-44-Z

NOTES AND COMPUTATIONS

ADDRESS: 1116 K St, NE

LOT(S): 0007

SQUARE: 0980-N

Two principal
buildings with
addition on a
single lot of record

ZONED: R-4

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	1800Sq. Ft.		1120 Sq. Ft.	680 Sq. Ft.	37%
LOT WIDTH	18Ft.		16 Ft. (Exist.)	2 Ft. (Exist.)	11% (Exist.)
LOT OCCUPANCY (60%)		672 Sq. Ft. (Max. 60 %)	672 Sq. Ft. (Structure 1) 315 Sq. Ft. (Structure 2) 987 Sq. Ft. Total	315 Sq. Ft.	28%
FLOOR AREA RATIO ()		N/A	N/A		
PARKING SPACES	1		0	1	
LOADING BERTHS	N/A		N/A		
FRONT YARD	N/A		0		
REAR YARD	20 Ft. min.		4.15 Ft.	15.85 Ft	79%
SIDE YARD	N/A		N/A		
COURT, OPEN	N/A		N/A		
COURT, CLOSED	N/A		N/A		

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