

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



June 4, 2013

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2013 AUG 15 PM 1:39

MEMORANDUM

TO. Board of Zoning Adjustment

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

SUBJECT Proposed subdivision of a lot with an existing three-unit apartment house The structure is located at
319 A Street, NE
Lot 0827 in Square 0786
Zoned CAP/R-4
DCRA File Job #B1303673
DCRA BZA Case #FY-13-24-Z

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

- 1 Variance pursuant to § 401 3 for a lot subdivision that furthers noncompliance with required minimum lot area in R-4 Zoning District. (§ 3103 2)
- 2 Variance pursuant to § 403 2 for a lot subdivision that furthers noncompliance with maximum allowable lot occupancy in R-4 Zoning District (§ 3103 2)
- 3 Variance pursuant to § 2101 1 for a lot subdivision that creates noncompliance with required parking spaces in R-4 Zoning 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

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 18651
EXHIBIT NO 5

Board of Zoning Adjustment
District of Columbia
CASE NO.18651
EXHIBIT NO.5

(Permit #B1303673) FY13-24-Z

NOTES AND COMPUTATIONS

ADDRESS: **319 A St NE**

LOT(S) **0827**

SQUARE **0786**

**An existing three-
unit apartment
house**

ZONED: **CAP/R-4**

	<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>VARIANCE</u>
LOT AREA	2700 Sq Ft		1722 Sq Ft	978 Sq Ft
LOT WIDTH	18 Ft		17 2 Ft	N/A
LOT OCCUPANCY (60%)		1033 2 Sq. Ft. (Max 60 %)	1244 6 Sq Ft (72 3%)	211 4 Sq Ft (12 3 %)
PARKING SPACES	1 (9Ft X19 Ft)		None	1 (9Ft X19 Ft)
REAR YARD	20 Ft min		22 Ft	N/A
SIDE YARD	N/A		N/A	
COURT, OPEN	10 Ft		6 8 Ft	N/A (Existing)
COURT, CLOSED	N/A		N/A	

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RECEIVED
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2013 AUG 15 PM 1:40

MEMORANDUM

TO Board of Zoning Adjustment

FROM Matthew Le Grant *MLG*
Zoning Administrator

SUBJECT Proposed subdivision and construction of a new Single Family Dwelling on an Alley lot The structure is located at 319 A Street, NE Rear
Lots 0022 and part of 0827 in Square 0786
Zoned CAP/R-4
DCRA File Job #B1303673
DCRA BZA Case #FY-13-24-Z

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

- 1 Variance pursuant to § 401 3 for the erection of a new Single Family Dwelling on a subdivided lot that does not comply with required minimum lot area in R-4 Zoning District (§ 3103 2)
- 2 Variance pursuant to § 403 2 for the construction of a Single Family Dwelling structure that exceeds the maximum allowable lot occupancy in R-4 Zoning District (§ 3103 2)
- 3 Variance pursuant to § 404 1 for the construction of a Single Family Dwelling structure that does not comply with required minimum rear yard in R-4 Zoning District. (§ 3103 2)
- 4 Variance pursuant to § 2507 2 for the erection of a new Single Family Dwelling on an alley lot that does not comply with minimum alley width (§ 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

(Permit #B1303673) FY13-24-Z

NOTES AND COMPUTATIONS

ADDRESS: **319 A St NE REAR**

LOT(S) **22 & part of 827**

SQUARE. **0786**

SFD

ZONED **CAP/R-4**

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	1800 Sq Ft		971 Sq Ft	829 Sq Ft
LOT WIDTH	18 Ft		37.2 Ft	N/A
LOT OCCUPANCY (60%)		582.6 Sq. Ft (Max 60 %)	971 Sq Ft (100%)	388.4 Sq. Ft (40%)
BUILDING HEIGHT		40 Ft min.	21.2 Ft	N/A
NUMBER OF STORIES		3	2	N/A
ALLEY WIDTH (PER §2507.2)		30 Ft	15 Ft	15 Ft
PARKING SPACES	1 (9Ft X19 Ft.)		1 (9Ft X19 Ft)	N/A
REAR YARD	20 Ft min		0 Ft	20 Ft
SIDE YARD	N/A		N/A	
COURT, OPEN	N/A		N/A	N/A
COURT, CLOSED	N/A		N/A	N/A