

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



August 12, 2013

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MEMORANDUM

TO: Board of Zoning Adjustment

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

SUBJECT: To allow an accessory apartment within an existing one-family detached dwelling located at:
5236 Loughboro Road NW
Lot 0013 in Square 1448
Zoned R-1-B
DCRA File Job #B1304856
DCRA BZA Case #FY-13-16-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 to § 202.10 to allow an accessory apartment within a one-family conforming detached structure in the R-1-B residential zone district (§ 3104.1).

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 this memo.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18666

EXHIBIT NO. 4

(Permit #B1304856) FY13-16-Z

NOTES AND COMPUTATIONS

ADDRESS: 5236 Loughboro Road, NW

LOT(S): 1448

SQUARE: 0013

Accessory Apartment
w/in One-Family
Detached SFD

ZONED: R-1-B

	<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>SPECIAL EXCEPTION</u>
LOT AREA	N/A		5025 Sq. Ft.	N/A
LOT WIDTH	N/A		54 Feet (Front) 54.81 (Rear)	N/A
LOT OCCUPANCY (%)	N/A	2010 Sq. Ft. (Max.40 %)	Existing 1050 Sq. Ft. Proposed No Change. Total: 1050 Sq. Ft. 20 (%)	N/A
GROSS FLOOR AREA	2,000 Sq. Ft.	N/A	2700 Sq. Ft. exclusive of Garage	N/A
ACCESSORY APT. AREA	N/A	NOT MORE THAN 25%.	515 = 19%	N/A
INTERNAL CONVERSION	N/A	Yes	Yes, No additional Lot Occupancy or GFA, and garage space has not been converted.	N/A
ADDITIONAL ENTRANCE	NO	N/A	N/A	N/A
OWNER OCCUPIED	Yes	N/A	Yes	N/A
AGGREGATE NUMBER SHALL NOT EXCEED (6).		Six (6)	Six (6)	N/A
OWNER HOME OCCUPATION	N/A	NO	NONE	N/A
REAR YARD	25 Feet		40 Feet	N/A
SIDE YARD	8		(North) 9.9 (South) 8 Ft. and 24 Ft.	N/A

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