

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



September 24, 2013

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator

SUBJECT: Proposed 4-Bay Auto Repair Garage with Accessory Office space on a vacant lot. The structure is located at:
2301 Lawrence Avenue, NE
Lot 0144 in Square 4106
Zoned LO/C-M-1
DCRA File Job #B1303448
DCRA BZA Case #FY-13-51-Z

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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 § 2101.1 to permit a new 4-Bay Auto Repair Garage with accessory office space that does not comply with the minimum off-street parking spaces requirement in the LO/C-M-1 Commercial-Light Manufacturing 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. 18686

EXHIBIT NO. 6

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.18686
EXHIBIT NO.6

(Permit #B13034448) FY13-51-Z

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NOTES AND COMPUTATIONS

ADDRESS: 2301 Lawrence Avenue, NE

LOT(S): 0144

SQUARE: 4106

4-Bay Auto Repair
Garage with
Accessory Office
space.

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ZONED: LO/C-M-1

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	N/A	N/A	5903 Sq. Ft.	N/A
LOT WIDTH	N/A		31.33 Average	N/A
LOT OCCUPANCY (100%)	N/A	5903 Sq. Ft.	Proposed 1,650 Sq. Ft. Total: 1,650 Sq. Ft. (28%)	N/A
FLOOR AREA RATIO (3.0)	N/A	17,709 Sq. Ft.	1,650 Sq. Ft.	N/A
PARKING SPACES	12	N/A	5	Special Exception – 7 Off-Street
LOADING BERTHS	N/A	N/A	N/A	N/A
FRONT YARD	N/A	N/A	N/A	N/A
REAR YARD	N/A by 842.2 for less than 20' in height.	N/A	9' at Middle of Building	N/A
SIDE YARD	N/A by 843.1	N/A	8.64	N/A
BUILDING HEIGHT	N/A	40 Ft.	15 Ft.	N/A
COURT, OPEN/CLOSED	N/A		N/A	N/A