

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



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January 15, 2014

MEMORANDUM

TO: Board of Zoning Adjustment

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

SUBJECT: Proposed conversion of a Single Family Dwelling to a two-family flat.
The structure is located at
4920 Illinois Avenue NW
Lot 0084 in Square 3009
Zoned R-3
DCRA File Job #B1400287
DCRA BZA Case #FY-14-20-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 § 320.3 for the conversion of an existing Single Family Row Dwelling into a Two-Family Flat in R-3 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.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18742

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.18742
EXHIBIT NO.6

(Permit #B1400287) FY14-20-Z

NOTES AND COMPUTATIONS

ADDRESS: 4920 Illinois Ave NW

LOT(S): 0084

SQUARE: 3009

SFD to Flat

ZONED: R-3

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	N/A		2629 Sq. Ft.	N/A
LOT WIDTH	N/A		20 Ft.	N/A
LOT OCCUPANCY (%)		1577.4 Sq. Ft. (Max. 60 %)	860.4 Sq. Ft. (32.7%)	N/A
REAR YARD	20 Ft. min.		92 Ft.	N/A
SIDE YARD (Eastern property line)	N/A		0 Ft.	N/A
SIDE YARD (Western property line)	N/A		0 Ft.	N/A
COURT, OPEN	6 Ft.		1.3 Ft.	N/A (Existing)
COURT, CLOSED	N/A		N/A	

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