

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



February 28, 2014

MEMORANDUM

TO: Board of Zoning Adjustment

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

SUBJECT: Convert existing Dry Cleaning/Laundromat to a Prepared Food Shop
with forty-one (41) seats located at:
1535 7th Street, NW
Lot 0188 & 0189 in Square 0445
Zoned C-2-A
DCRA BZA Case #FY-14-33-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 § 721.3(t) to allow the conversion of an existing Dry Cleaning/Laundromat to a Prepared Food Shop with forty-one (41) seats in the C-2-A commercial 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.

NOTES AND COMPUTATIONSADDRESS: 1535 7th Street, NWLOT(S): 0188 & 0189SQUARE: 0445

ZONED: C-2-A

Convert Dry
Cleaners/Laundromat
to Prepared Food
Shop w/41 Seats.

REQUIRED **ALLOWED** **PROVIDED** **SPECIAL EXCEPTION OR**
VARIANCE

LOT AREA	N/A	N/A	3,712.5 Sq. Ft.	N/A
LOT WIDTH	N/A	N/A	33.75	N/A
LOT OCCUPANCY (%)	N/A	3712.5 Sq. Ft. (Max.100 %)	Existing 3,597.75 Sq. Ft. Proposed Total: 3,597.75 Sq. Ft. 97 (%)	N/A
FLOOR AREA RATIO (1.5)	N/A	5,568.75 Sq. Ft.	3,597.75 Sq. Ft. = .65	N/A
STORIES	0	N/A	1 Story	N/A
HEIGHT	0	50'	15'6 1/2"	N/a
REAR YARD	0	N/A	3'6"	11'6"
SIDE YARD	0	N/A	N/A	N/A
OFF-STREET PARKING	0	N/A	N/A	N/A
SEATING	0	18	41	Special Exception for 23 extra Seats.