

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



RECEIVED  
D.C. OFFICE OF ZONING  
2014 FEB 28 PM 2:17

February 12, 2014

**MEMORANDUM**

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*  
Zoning Administrator

SUBJECT: To allow an accessory apartment within an existing one-family detached dwelling located at:  
1005 Otis Street NE  
Lot 0039 in Square 3882  
Zoned R-2  
DCRA File Job #B1403983  
DCRA BZA Case #FY-14-29-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(a)(3) to permit an accessory apartment within an existing SFD detached structure that does not meet the minimum lot area in the R-2 residential zone district (§ 3104.1).
2. Special Exception pursuant to § 202.10(c) to permit an accessory apartment within an existing SFD detached structure that exceeds more than twenty-five percent (25%) of the gross floor area of the house in the R-2 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. 18750  
EXHIBIT NO. 4

1100 4<sup>th</sup> Street, SW 3<sup>rd</sup> Floor Washington, D.C. 20024  
Phone: (202) 442-4576 Fax: (202) 442-4871

Board of Zoning Adjustment  
District of Columbia  
CASE NO.18750  
EXHIBIT NO.4

(Permit #B1403983) FY14-29-Z

## NOTES AND COMPUTATIONS

ADDRESS: 1005 Otis Street, NE

LOT(S): 0039

SQUARE: 3882

Accessory Apartment  
w/in One-Family  
Detached SFD

ZONED: R-2

|                                           | <u>REQUIRED</u> | <u>ALLOWED</u>              | <u>PROVIDED</u>                                                                     | <u>SPECIAL EXCEPTION W/2<br/>MODIFICATIONS</u> |
|-------------------------------------------|-----------------|-----------------------------|-------------------------------------------------------------------------------------|------------------------------------------------|
| LOT AREA                                  | 4000            |                             | 3686 Sq. Ft.                                                                        | Modification No. 1                             |
| LOT WIDTH                                 | N/A             | N/A                         |                                                                                     | N/A                                            |
| LOT OCCUPANCY (%)                         | N/A             | 1,474 Sq. Ft.<br>(Max.40 %) | Existing 1,246 Sq. Ft.<br><u>Proposed No Change.</u><br>Total: 1,246 Sq. Ft. 34 (%) | N/A                                            |
| GROSS FLOOR AREA                          | 2,000 Sq. Ft.   | N/A                         | 2,534 Sq. Ft. exclusive of garage                                                   | N/A                                            |
| ACCESSORY APT. AREA                       | N/A             | NOT MORE<br>THAN 25%.       | 1,267 =50%                                                                          | Modification No. 2                             |
| INTERNAL<br>CONVERSION                    | N/A             | Yes                         | Yes, No additional Lot Occupancy, GFA,<br>and a garage does not exist.              |                                                |
| ADDITIONAL ENTRANCE                       | NO              | Yes                         | Front below grade, not visible from front.                                          | N/A                                            |
| OWNER OCCUPIED                            | Yes             | N/A                         | Yes                                                                                 | N/A                                            |
| AGGREGATE NUMBER<br>SHALL NOT EXCEED (6). | N/A             | Six (6)                     | Five (5)                                                                            | N/A                                            |
| OWNER HOME<br>OCCUPATION                  | N/A             | NO                          | NONE                                                                                | N/A                                            |
| REAR YARD                                 | 25 Feet         | N/A                         | 37 Feet                                                                             | N/A                                            |
| SIDE YARD                                 | 8               | N/A                         | (East) 5.75 (West) 5.75                                                             | N/A                                            |

RECEIVED  
J.C. OFFICE  
2014 FEB 28 PM 2:15  
CITY OF ATLANTA