

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



March 12, 2014

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *ML*
Zoning Administrator

SUBJECT: To allow an accessory apartment within an existing one-family semi-detached dwelling located at:
3307 Cleveland Avenue, NW
Lot 0046 in Square 2101
Zoned R-1-B
DCRA File Job #B1402723
DCRA BZA Case #FY-14-18-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 semi-detached structure that does not comply with § 202.10(a)(2) 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.

NOTES AND COMPUTATIONSADDRESS: 3307 Cleveland Avenue, NW LOT(S): 0046 SQUARE: 02101

ZONED: R-1-B

Accessory Apartment
w/in One-Family
Semi-Detached
dwelling

**SPECIAL EXCEPTION W/2
MODIFICATIONS****PROVIDED****ALLOWED****REQUIRED**

LOT AREA	5000 Sq. Ft.		3712 Sq. Ft.	Request Modification or Waiver No. 1
LOT WIDTH	N/A		32 Feet	N/A
LOT OCCUPANCY (%)	N/A	1485 Sq. Ft. (Max. 40 %)	Existing 1373 Sq. Ft. Proposed No Change. Total: 1373 Sq. Ft. (37%)	N/A
GROSS FLOOR AREA	2,000 Sq. Ft.	N/A	4290 Sq. Ft. exclusive of Garage	N/A
ACCESSORY APT. AREA	N/A	NOT MORE THAN 25%.	1169 = 31%, Cellar and not Basement	N/A
INTERNAL CONVERSION	N/A	Yes	Yes, No additional Lot Occupancy, GFA, and garage space has not been converted.	N/A
ADDITIONAL ENTRANCE	NO	Yes, Not facing Street	Side Entrance	N/A
OWNER OCCUPIED	Yes	Yes	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	N/A	30 Feet	N/A
SIDE YARD	8 Feet	N/A	9.9 Feet	N/A