

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



June 24, 2014

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew LeGrant 
Zoning Administrator

SUBJECT: Proposed conversion from an existing SFD row structure to a 3-Unit Apartment Building. The structure is located at:
24 Rhode Island Ave
Lot 0016 in Square 3508
Zoned R-4
DCRA File Job #B1308929
DCRA BZA Case #FY-14- 27-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 section § 401.3 to permit a conversion from an existing Single Family Dwelling to a 3-Unit Apartment Building that does not comply with minimum lot area requirement in the R-4 residential 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.

NOTES AND COMPUTATIONSADDRESS: 24 Rhode Island Ave, NE.LOT(S): 0016SQUARE: 3508

Conversion from an
exist.SFD row
structure to a 3-unit
apartment building

ZONED: R-4

	<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>SPECIAL EXCEPTION</u>
LOT AREA	2,700 Sq. Ft.		2,324 Sq. Ft.	376 Sq Ft. 14%
LOT WIDTH	N/P		18 Ft	
LOT OCCUPANCY (60%)		1,394Sq. Ft. (Max. 60%)	Exist. : 1,184 Sq. Ft. 51%	
FLOOR AREA RATIO (N/A)		N/A	N/A	
PARKING SPACES	1		1	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	Min. 20 Ft.		55 Ft.	
SIDE YARD	N/A		N/A	
COURT, OPEN	N/A		N/A	