

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



February 25, 2014

MEMORANDUM

TO: Board of Zoning Adjustment

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

SUBJECT: Conversion of an existing nonconforming 2-Unit Flat Row Dwelling to a
Three (3) Unit Apartment Building by Interior Alteration.
Structure is located at:
705 Kenyon Street, NW
Lot 0804 in Square 2892
Zoned GA/C-2-A
DCRA File Job #B1403029
DCRA BZA Case #FY-14-21-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 § 772.1 to permit the conversion of an existing nonconforming flat to a three-unit apartment building that does not comply with the maximum lot occupancy requirement in the GA/C-2-A commercial zone district (§ 3103.2).
2. Variance pursuant to § 774.1 to permit the conversion of an existing nonconforming flat to a three-unit apartment building that does not comply with the minimum rear yard requirement in the GA/C-2-A commercial zone district (§ 3103.2).
3. Variance pursuant to § 2100.1 to permit the conversion of an existing nonconforming flat to a three-unit apartment building that does not comply with the minimum off-street parking requirement for an apartment building in the GA/C-2-A commercial zone 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.