

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



April 7, 2015

REVISED

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator

SUBJECT: Conversion from single family dwelling to a three-unit apartment building with rear balcony additions to the 2nd and 3rd floors of an existing nonconforming Single Family Dwelling row structure.
The structure is located at:
1546 New Jersey Ave. N.W.
Lot 0050 in Square 0510
Zoned R-4
DCRA File Job #B1501657
DCRA BZA Case #FY-15-17-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 §2001.3 (a) and (b) to permit a conversion from SFD to a 3-unit apartment including an addition to an existing nonconforming SFD row structure that does not meet the minimum lot area requirement of §401.11 in the R-4 residential zone district (§3103.2).
2. Variance pursuant to §2001.3 (a) and (b) to permit a conversion from SFD to a 3-unit apartment including an addition to an existing nonconforming SFD row structure that exceeds the maximum allowable occupancy of §403 in the R-4 residential 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.

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

Board of Zoning Adjustment
District of Columbia
CASE NO.18984
EXHIBIT NO.22

(Permit #B1501657) FY15-17-Z

NOTES AND COMPUTATIONS

ADDRESS: 1546 New Jersey Ave. N.W.

LOT(S): 0050

SQUARE: 0510

Three-unit
apartment building

ZONED: R-4

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	2700 ft. ²		2255 ft. ²	445.0 ft. ² (16%)
LOT OCCUPANCY	1353 ft. ² / 60%	53 ft. ² / 60%	Existing: 1455.5 ft. ² (65%) Proposed: 1589.5 ft. ² (70%) Difference: 1589.5 – 1455.5 = 134.0 ft. ²	134.0 ft. ² (8%)