

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



June 29, 2015

MEMORANDUM

TO: Board of Zoning Adjustment

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

SUBJECT: Proposed new five-story mixed use building with retail space and thirteen dwelling units.
The structure is located at:
8 P Street NE
Lot 0014 in Square 0668
Zoned C-3-C
DCRA File Job #B1505829
DCRA BZA Case #FY-15-59-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 § 2101.1, for nonconformance to required residential parking spaces in C-3-C. (§ 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

(Permit #B1505829) FY15-59-Z

NOTES AND COMPUTATIONS

ADDRESS: **8 P St NE**

LOT(S): **0668**

SQUARE: **0014**

Mixed use building

ZONED: **C-3-C**

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	N/A		2915 Sq. Ft.	N/A
LOT WIDTH	N/A		25 Ft.	N/A
LOT OCCUPANCY (%)		2915 Sq. Ft. (Max. 100 %)	2604 Sq. Ft. (89.3%)	N/A
REAR YARD	12 Ft. min.		12.4 Ft.	N/A
SIDE YARD	N/A		N/A	
BUILDING HEIGHT		90 Ft. max.	51.25 Ft.	N/A
FAR		6.5	4.47	N/A
COURT	N/A		N/A	
PARKING SPACES (13 DWLLING UNITS)	3		None	3
IZ REQUIREMENTS	Per §2603.2 & §2603.4		Applicant indicated that he will comply.	N/A
GREEN AREA RATIO (GAR)	0.20		Applicant indicated that he will comply.	N/A