

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



September 22, 2015

MEMORANDUM

TO: Board of Zoning Adjustment

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

SUBJECT: Proposed subdivision of a vacant lot to create two nonconforming lots that do not meet the minimum lot area and width requirements.
The structure is located at:
1440 Newton Street N.W.
Lot 0844 in Square 1440
Zoned R-4
DCRA Subdivision
DCRA BZA Case #FY-15-91-Z

Review of the plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

1. Variance from § 3103.4 to create two lots that do not meet the minimum lot area requirement of 401.3 in the R-4 residence zone, (§ 3103.2).
2. Variance from § 3103.4 to create two lots that do not meet the minimum lot width requirement of 401.3 in the R-4 residence zone, (§ 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.19183
EXHIBIT NO.13

(Subdivision Sq-) FY15-91-Z

NOTES AND COMPUTATIONS

ADDRESS: 1440 Newton Street N.W.

LOT(S): 0844

SQUARE: 1440

Vacant Lot

ZONED: R-4

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	1800 ft. ²		1,520 ft. ²	280 ft ² (16%)
LOT WIDTH	18 ft.		16 ft.	2 ft. (11%)