

**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

SUBJECT: Proposed conversion from a SFD to a two-family flat.
The structure is located at:
1243 Alabama Avenue SE
Lot 0070 in Square 5946
Zoned R-2
DCRA File Job #B1511339
DCRA BZA Case #FY-15-83-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 § 300.3 to allow a single family detached dwelling to be converted into a two-family flat in R-2 Zoning 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

NOTES AND COMPUTATIONS

ADDRESS: 1243 Alabama Ave SE

LOT(S): 0070

SQUARE: 5946

Conversion of SFD
to two-family flat

ZONED: R-2

	<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>VARIANCE</u>
LOT AREA	4000 Sq. Ft.		2007 Sq. Ft.	N/A
LOT WIDTH	40 Ft.		26.76 Ft	N/A
LOT OCCUPANCY (%)		802.8 Sq. Ft. (Max. 40 %)	<u>Existing:</u> 677.1 Sq. Ft. (33.7%) <u>Proposed:</u> No change	N/A
REAR YARD	20 Ft. min.		35 Ft.	N/A
SIDE YARD (Eastern property line)	8 Ft.		8.46 Ft.	N/A
SIDE YARD (Western property line)	N/A		0 Ft.	N/A
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	
NUMBER OF DWELLING UNITS		1	2	1



Department of Consumer and Regulatory Affairs

Permit Operations Division

1100 4th Street SW

Washington DC 20024

Tel. (202) 442 - 4589

Fax (202) 442 - 4862



Received:

Plans

Application

Date: 8/12/2015

☐☐

Phone

2023201244

Applicant/Agent:

James Shelton

Job

WT

Job No:

Engineering

Emlyn Davies-Cole

Address of Project:

1243 ALABAMA AVE SE

B1511339

Existing Use: Single Family

Existing No. of Stories: 2

Proposed Use: Flat (Two Family)

Prop no of Stories: 2

Permit Type: Alteration and Repair

SSL: 5946 0070

Description of Work:

Applying for the BZA Referral Memo for an existing 2 unit flat.

BZA referral # ~~2~~ 2-1583

Required Reviews: (Checked boxes only)	Reviewer:	Completion Time:	Review Status:		
☐ Fine Arts:		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf. w/Applicant
☐ Historic:		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf. w/Applicant
☐ Public Space/DDOT:		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf. w/Applicant
☒ Zoning: R-3	(D)	☒ AM ☐ PM	☐ Approved	☒ HFC	☐ Conf. w/Applicant
☐ Soil Erosion/DDOE:		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf. w/Applicant
☐ DC Water:		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf. w/Applicant
☐ Mechanical:		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf. w/Applicant
☐ Plumbing:		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf. w/Applicant
☐ Health/DOH:		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf. w/Applicant
☐ Electrical:		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf. w/Applicant
☐ Elevator:		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf. w/Applicant
☐ Energy Review:		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf. w/Applicant
☐ Fire Protection:		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf. w/Applicant
☐ Structural:		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf. w/Applicant
☐ Green Review:		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf. w/Applicant
☐ Chinatown Review:		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf. w/Applicant

New/ Addl Cost	Alt/Rpr Cost	Total Cost	Volume of New Bldg, or Addl Cubic ft.		
\$0.00	\$1.00	\$1.00	2000		
Alter/Repair FEE	New Const. FEE	Filing FEE	Enhancement FEE	Green FEE:	Total Permit FEE

B1511339

PRE-FILE NUMBERS		ZONING DISTRICT	FILE NUMBER	PERMIT NUMBER	
N.C.P.C. No:	O.G. No:			B1511325	By: <i>RJ</i>
H.P.A. No:	S.S.L. No: 5946 0070	Ward No: 8	Receipt No:	Date:	Receipt No:



DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
 BUILDING AND LAND REGULATION ADMINISTRATION PERMIT SERVICE CENTER
 dcra.dc.gov



FJ-959938

BLRA-33
(Rev.10/2011)

APPLICATION FOR CONSTRUCTION PERMITS ON PRIVATE PROPERTY
 (PRINT IN INK OR TYPE, DO NOT WRITE IN SHADED AREAS)

CLEARANCE TO FILE By _____ Date _____		ERASING, CROSSING OUT, WHITING OUT, OR OTHERWISE ALTERING ANY ENTERED INFORMATION WILL VOID THIS APPLICATION																																	
(A) ALL APPLICANTS MUST COMPLETE ITEMS 1 THRU 35																																			
1 Address of Proposed Work: 1243 ALABAMA AVENUE SE		Suite No.	2. Lot 0070	3. Square 5946	4. Application Date 7/31/2015																														
5 Owner of Building or Property James Shelton		6 Address (include Zip Code) 1243 Alabama Avenue SE 20034		7 Phone 202-320-1244																															
8 Agent for Owner: (if applicable)		9. Address (include Zip Code)		10. Phone																															
11. Type of Proposed Work (Select only one) ALL APPLICANTS MUST COMPLETE SECTIONS AF AND AI																																			
☐ New Building(B) ☐ Addition(B) ☒ Addition Alteration Repair(B) ☐ Alteration and Repair(B) ☐ Raze Building(C) ☐ Retaining Wall(D) ☐ Fence(E) ☐ Shed(F) ☐ Garage(F) ☐ Awning(G) ☐ Sign(H) ☐ After Hours(I) ☐ Demolition(J) ☐ Blasting Operations(K) ☐ Christmas Tree Stand(L) ☐ Fireworks Stand(L) ☐ Exterior Cleaning Information(M) ☐ Capacity Placard(N) ☐ Fire Retardant Paint(O) ☐ Flag Pole(P) ☐ Observation Stand(Q) ☐ Scaffolding Information (R) ☐ Soil Boring(S) ☐ Tower Crane(T) ☐ Foundation Only(U) ☐ Underground Storage Tank(V) ☐ Water And Damp Proofing(W) ☒ Sheeting and Shoring(X) ☐ Tenant Layout(Y) ☐ Swimming Pool(Z) ☐ Special Sign(AA) ☐ Projection(AB) ☐ Excavation only (AC) ☐ Tent(AD) ☐ Antenna (AE) ☐ Civil Site Work Only (AH) ☐ Solar System																																			
12. Description of Proposed Work Applying for the DCRA Referral Memo for an existing 2 unit flat.																																			
13 Existing Use(s) of Building or Property Single Family		14 Ex. No of Stories of Bldg 2	15 Ex. No of Dwelling Units 2	Official Use Only Miscellaneous FEE \$ _____																															
16 Proposed Use(s) of Building or Property Flat (Two Family)		17 Prop. No of Stories of Bldg 2	18 Prop. No of Dwelling Units 2	By: _____ Date: _____																															
19 Starting Date	20 Completion Date of work	21 Method of Removing Construction Debris ☐ Pick-up Truck ☐ Dumpster ☒ Other (specify)		22 Does the proposed work involve disturbing the earth or razing a building? ☐ Yes, answer q. 23 ☒ No, SKIP q. 23-27																															
23. Is the area of disturbed earth more than 50 sq. ft? ☐ Yes, answer q. 25-26 ☐ No, SKIP q. 25-26	25. Soil Erosion Control Methods		26. Area of Offsite Drainage sq. ft	27. No of Footings or Columns	28 Size of Footings or Columns																														
24. Is the area disturbed earth more than 5000 sq.ft? ☐ Yes ☒ No	29. Existing Stories Plus Basement	31. Existing Stories ☐ Yes ☒ No Penthouse	OFFICIAL USE ONLY <table style="width: 100%; border-collapse: collapse;"> <tr> <td></td> <td>R</td> <td>P</td> <td>H</td> <td>A</td> </tr> <tr> <td>M</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>P</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>E</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>F</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>S</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>				R	P	H	A	M					P					E					F					S				
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30. Proposed Stories Plus Basement	32. Proposed Stories ☐ Yes ☒ No Penthouse																																		
33. 3rd Party Review? ☐ Yes ☒ No	34. 1st time Tenant Build ☐ Yes Outs ☐ No	35. Floors Involved in Proposed Construction 1st;2nd;3rd		W ☐ Yes ☐ No PLANS ☐ No ☐ Sm ☐ Lg																															