GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

July 6, 2000

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Michael D. Johnson
Zoning Review Branch

SUBJECT: Proposed Conversion of an Existing Mixed Use Structure located at premises 233 Pennsylvania Avenue, S.E., Lot(s) 839, in Square 762, Zoned CAP/C-2-A

Review of plans for the proposed conversion of an existing mixed use structure at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance from the floor area ratio limitation of Section 771.2 for allowed commercial use in the CAP/C-2-A Zone. (Section 3103.2)

MDJ/XM/ee

cc: Armando M. Lourenco
Jerrily R. Kress
Xoan Mac

BZA
Case No. 16629
Exhibit No. 7

Board of Zoning Adjustment
District of Columbia
CASE NO.16629
EXHIBIT NO.7

ZA-00-341C

NOTES AND COMPUTATIONS

ADDRESS: **233 Pennsylvania Avenue, N.W.** LOT(S): **839** SQUARE: **762**

ZONED: **CAP/C-2-A**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	N/R		2,479 Sq.Ft. (Exist.)	
LOT WIDTH	N/R		25.70' (Exist.)	
LOT OCCUPANCY (100%)		2,479 Sq.Ft.	1,735.3 Sq.Ft. (Exist.) (70%)	
FLOOR AREA RATIO (1.5 Comm.)		3,718.5 Sq.Ft. (1.5 Max.)	Existing: 1,750 Sq.Ft. – 0.71 Proposed: 3,530 Sq.Ft. – 1.42 Total 5,280 Sq.Ft. 2.13	3,718.5 Sq.Ft. – (42%)
PARKING SPACES	1		1	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	N/A		N/A	
SIDE YARD	N/A		N/A	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	