# Government of the District of Columbia

OFFICE OF ZONING

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**MEMORANDUM**

TO: Board of Zoning Adjustment

THRU: Jerrily R. Kress, FAIA
Director

FROM: Richard S. Nero, Jr. RSN
Special Assistant

DATE: July 23, 2001

RE: BZA Application No. 16727 (New Apartment House in the R-4 District at 626 S Street, N.W.) United House of Prayer – Zoning Administrator Interpretation

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The Board at its July 17, 2001, public meeting on the above matter instructed staff to contact the Zoning Administrator to clarify the degree of relief needed as specifically pertains to required lot occupancy and off-street parking for the proposed apartment building in the R-4 District. On July 23, 2001, Rick Nero, by conference call with Toye Bello, of the Zoning Administrator's Office, determined that the proposed apartment building would fall under the R-4 lot occupancy (section 403) category of "All other structures" and would therefore be subject to the 40 percent lot occupancy limitation.

The apartment building is proposed to have 16 apartment units. Section 2101.1 requires that for apartment houses and multiple dwellings in the R-4 District that 1 off-street parking space shall be provided for every 3 dwelling units. As such, the applicant is required to provide 5 (5.3) parking spaces on the subject property. The Zoning Administrator only counts the fraction as an additional required parking space if it is .5 or more. Toye Bello concurs with the foregoing.

cc: Toye Bello
Marie Sansone

BZA
Case No. 16727
Exhibit No. 30

Board of Zoning Adjustment
District of Columbia
CASE NO.16727
EXHIBIT NO.30