GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Building and Land Regulation Administration
Office of the Zoning Administrator

November 26, 2001

RECEIVED
D.C. OFFICE OF ZONING
2001 DEC -3 AM 11:20

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Toye Bello, Acting
Zoning Administrator

SUBJECT: **Proposed Conversion to a 4 Unit Apartment House of an Existing Non-conforming Structure Located at premises 1803 9th Street, N.W, Lot(s) 810, in Square 394, Zoned R-4**

Review of plans for the proposed conversion to a 4-unit apartment house of an existing non-conforming structure at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance from the minimum lot size requirements of Section 401.3 to allow the proposed conversion of an existing structure to a four) (4) unit apartment house in the R-4 residential zone. (Section 3103.2)

941 North Capitol Street, N.E., Suite 2000 Washington, DC 20002 Phone: (202) 442-4560 Fax: (202) 442-4871

BZA
Case No. 16829
Exhibit No. 6

Board of Zoning Adjustment
District of Columbia
CASE NO.16829
EXHIBIT NO.6

NOTES AND COMPUTATIONS

ADDRESS: 1803 9th Street, N.W. LOT(S): 810 SQUARE: 394

(Conversion to a 4-Unit Apartment) ZONED: R-4

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	3,00 Sq. Ft. (4 X 900 Sq. Ft.)		2,134 Sq. Ft. (Existing)	1,466 Sq. Ft. (40.72%)
LOT WIDTH	N/P		34.5'	
LOT OCCUPANCY (40%)		853.6 Sq. Ft.	2,034.53 Sq. Ft. (Existing)	1,180.93 Sq. Ft. (Exist.) - 55.34% (Existing)
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES			0	1 (100%)
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20' min.		3.79' (Exist.)	16.21' (Exist.) 81.05% (Exist.)
SIDE YARD	0' and 0'			
COURT, OPEN	6' min.		3.43' (Existing)	2.71' (Exist.) - 42.83% (Exist.)
MINIMUM LOT SIZE REQUIRED	3,600 Sq. Ft.		2,134	1,466 (40%)