# Government of the District of Columbia

OFFICE OF ZONING

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**MEMORANDUM**

TO: Board of Zoning Adjustment

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

THRU: Jerrily R. Kress, FAIA
Director

DATE: January 7, 2002

SUBJECT: BZA Application No. 16838 – 1717 & 1719 5th Street, N.W.

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The above-cited application was filed with an accompanying Zoning Administrator's memorandum dated December 13, 2001. The memorandum cites the need for variance relief from the minimum lot area requirements and maximum lot occupancy requirements to allow an addition to and conversion of a flat (2 unit dwelling) into a three-unit apartment house. Staff consultation with the Zoning Administrator has determined that the proposed apartment is subject to the 40% lot occupancy requirement and not 60% as would apply to a one-family row dwelling. The subject property consists of 2,192.49 sq. ft. of land area. As such, the allowed lot occupancy is 876.99 sq. ft. (40%). The proposed lot occupancy is 1,719.72 sq. ft. (78.43%), requiring a variance of 38.43%. The applicant has been advised of the foregoing.

BZA
Case No: 16838
Exhibit No. 11

Board of Zoning Adjustment
District of Columbia
CASE NO.16838
EXHIBIT NO.11