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

Building and Land Regulation Administration
Office of the Zoning Administrator

December 13, 2001

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Toye Bello, Acting Zoning Administrator

SUBJECT: **Proposed Addition and Conversion to an Existing 2-Unit Flat Structure located at premises 1717-1719 5th Street, N.W., Lot(s) 801 and 808, in Square 508N, Zoned R-4**

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

1. Variance from Section 401.3 the required minimum lot area for a conversion of an existing structure to an apartment in the R-4 residential zone. (Section 3103.2)

2. Variance from Section 403.2 the maximum allowed lot occupancy for a structure in the R-4 residential district. (Section 3103.2)

TB/XM/ee

941 North Capitol Street, N.E., Suite 2000 Washington, DC 20002 Phone: (202) 442-4549 Fax: (202) 442-4863

BZA
Case No. 16838
Exhibit No. 5

Board of Zoning Adjustment
District of Columbia
CASE NO.16838
EXHIBIT NO.5

NOTES AND COMPUTATIONS

ADDRESS: **1717-1719 5th Street, N.W.** LOT(S): **801 & 808** SQUARE: **508N**

Conversion to an Apartment ZONED: **R-4**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	2,700 Sq. Ft.		2,192.49 Sq. Ft.	507.51 Sq. Ft. (18.80%)
LOT WIDTH	N/R		34'	
LOT OCCUPANCY (60%)		1,315.49 Sq. Ft.	Exist.: 859.86 Sq. Ft. Add.: 859.86 Sq. Ft. Total 1,719.72 Sq. Ft. (78.44%)	404.23 Sq. Ft. (18.44%)
FLOOR AREA RATIO ()	N/A		N/A	
PARKING SPACES	1		Existing	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20' min.		20' Linear	
SIDE YARD	0' and 0'		0' and 0'	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	