Board of Zoning Adjustment Application for Zoning Relief
420 M Street, NW Lot 863 per sub, Square 514
Case Number: 16863

Part B of Application: A detailed statement of existing and intended use and number of families or household units, if any, the building is designed to accommodate.

The subject property is zoned D/R-5-D residential. Pursuant to DCMR Title 11, the D.C. Zoning Regulations, Section 350, single family housing, a two unit flat, and apartment house use is permitted in the R-5-D residential zone.

The lot fronts on M Street, NW on the north and a 30' wide alley to the rear of the has 3795 square feet of lot area.

There is an existing two stony brick stucco and frame two stony structure which was previously used as a single family dwelling. The existing structure is located in the Historic Mt. Vernon East District.

The property owners of S&P Properties, L.L.C., proposed to make an addition to the small existing structure to the side and to the rear. The rear of the existing structure will be connected to an existing two story with a walkway, therefore the accessory garage becomes a part of the principal structure and requires a rear yard setback of 15'.

In order to construct the proposed addition to the existing structure the following Board of Zoning Adjustment relief is required:

(1) Variance from Section 404.1 the minimum rear yard setback requirement for a structure in the DD/R-5-D zone (Section 3103).

(2) Variance from Section 430 the maximum allowed lot occupancy requirement for a structure in the DD/R-5-D zone (Section 3103).

(3) Variance from Section 2001.3 to allow an addition to an existing nonconforming structure located in the DD/R-5-D zone (Section 3103).

The proposed use of the property is for a five unit residential apartment / condominium with accessory parking for 4 cars.

BZA
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Exhibit No. 3

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EXHIBIT NO.3