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

Building and Land Regulation Administration
Office of the Zoning Administrator

October 23, 2001

RECEIVED
D.C. OFFICE OF ZONING
2002 APR -3 PM 1:11

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Michael D. Johnson
Zoning Administrator

SUBJECT: Prposed Conversion to a 3 Unit Apartment House from an Existing Rooming House located at premises 1423 5th Street, N.W., Lot(s) 807, in Square 571, Zoned R-4

Review of plans for the proposed conversion to a 3-unit apartment house from an existing rooming house 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 conversion to an apartment house in the R-4 residential district zone. (Section 3103.2)

PERSONALLY GIVEN THIS 22nd DAY OF Oct. 2001

MDJ/XM/ee AT 941 N. Capitol St. N.E 4:12

BY ME

Gwen Epps
CONSUMER & REGULATORY AFFAIRS
ZONING REGULATION DIVISION

EPPS

941 North Capitol Street, N.E., Suite 2000 Washington, DC 20002 Phone: (202) 442-4509 Fax: (202) 442-4863

BZA
Case No. 16887
Exhibit No. 7

Board of Zoning Adjustment
District of Columbia
CASE NO.16887
EXHIBIT NO.7

01-20-D(a)

NOTES AND COMPUTATIONS

ADDRESS: 1423 5th Street, N.W. LOT(S): 807 SQUARE: 511

Apartment – 3 Units

ZONED:

16881

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	2,700 Sq. Ft. (900 Sq. Ft./1 unit)		2,000 Sq. Ft.	700 Sq. Ft. (25.93%)
LOT WIDTH	N/P		20'	
LOT OCCUPANCY (%)		N/P	992.5 Sq. Ft. (Exist.) (49.63%)	
FLOOR AREA RATIO ()		N/P	N/B	
PARKING SPACES	1		Existing	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20' min		35.5'	
SIDE YARD	0' and 0'		0' and 0'	
COURT, OPEN	6' min.		8'	
COURT, CLOSED	N/A		N/A	