Government of the District of Columbia

OFFICE OF ZONING

441 4TH STREET N W
SUITE 210
WASHINGTON D C 20001
(202) 727-6311

MEMORANDUM

TO: File (16895)

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

DATE: May 1, 2002

RE: BZA Application No. 16895 – 1513 & 1515 Independence Avenue, S.E.

The above application was self-certified. The applicant is requesting variance relief from the minimum lot dimensions (section 401), lot occupancy (section 403), rear yard (section 404) and open court (section 406) requirements to allow the renovation and enlargement of two contiguous row dwellings in the R-4 District. The Office of Zoning has amended the application to require additional variance relief from subsection 2001.3, given the existing nonconformities related to each of the aforementioned areas of relief sought.

Parking Requirement – The subject properties as they presently exist do not have on-site parking. Because the proposed addition to 1515 Independence represents a 25% increase in the intensity (based on FAR) of the use, a variance from the off-street parking requirements is needed per subsection 2100.7. One on-site parking space is required.

Filing Fee – The subject properties are vacant and as such the variance relief sought to is not entitled to the $250 filing fee available to owner-occupied single-family dwellings. The filing fee applicable to the subject application is $800 for each variance requested applied separately to each dwelling.

Staff has deferred further processing of the application pending a timely response from applicant's agent with respect to the foregoing.

16895
12

Board of Zoning Adjustment
District of Columbia
CASE NO.16895
EXHIBIT NO.12