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

Building and Land Regulation Administration
Office of the Zoning Administrator



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2003 APR -8 AM 11: 06

February 24, 2003

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch

SUBJECT: Proposed Conversion from a Single Family Dwelling to a 3 Unit Apartment House located at premises 1811 8th Street, N.W., Lot(s) 804 in Square 417, Zoned R-4

Review of plans for the proposed conversion from a single family dwelling to a 3 unit apartment at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance from Section 401.3 for required lot area in conversion to a 3 unit apartment house in the R-4 Residential Zone District. (Section 3103.1)

FO/XM/ee

BZA
Case No. 17018
Exhibit No. 10

Board of Zoning Adjustment
District of Columbia
CASE NO. 17018
EXHIBIT NO. 10

NOTES AND COMPUTATIONS

ADDRESS: **1811 8th Street, N.W.** LOT(S): **804** SQUARE: **417**

SFD (3 Unit Apt.) ZONED: **R-4**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	2,700 Sq. Ft. (900 x 3)		1,900 Sq. Ft. (Existing)	800 Sq. Ft. (29.63%)
LOT WIDTH	N/P		20' (Existing)	
LOT OCCUPANCY (%)		N/P	1,046.6 Sq. Ft. (Existing 55.10%)	
FLOOR AREA RATIO ()	N/A		N/A	
PARKING SPACES	1		2	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	20' min.		32.67'	
SIDE YARD	0' and 0'		0' and 0'	
COURT, OPEN	6' min.		6'	
COURT, CLOSED	N/A		N/A	