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

Building and Land Regulation Administration
Office of the Administrator

August 14, 2003

MEMORANDUM

To: Board of Zoning Adjustment

From: Faye Ogunneye, Chief
Zoning Review Branch

Re: Proposed Conversion from an Existing 2 Unit Flat to a 4 Unit Apartment Building located at 1325 Fairmont Street, NW Lot 819, in Square 2860 Zoned R-4

Review of plans for the proposed conversion from an existing 2 unit flat to a 4 unit apartment at the above 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 existing structure to a 4 unit apartment in the R-4 Residential Zone District. (Section 3103.2)

BZA
Case No. 17138
Exhibit No. 5

Board of Zoning Adjustment
District of Columbia
CASE NO. 17138
EXHIBIT NO. 5

941 North Capitol Street, N.E., Suite 2000, Washington, D.C. 20002
Phone: (202) 442-4455 Fax: (202) 442-4863

NOTES AND COMPUTATIONS

ADDRESS: **1325 Fairmont Street, N.W.** LOT(S): **819** SQUARE: **2860**

From 2 Unit Flat to 4 Unit Apartment

ZONED: **R-4**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	3,600 Sq. Ft. (900 x 4)		2,853 Sq. Ft. (Existing)	747 Sq. Ft. (20.75%)
LOT WIDTH	N/P		20' (Existing)	
LOT OCCUPANCY (%)		N/P	1.403 Sq. Ft. (49.18%)	
FLOOR AREA RATIO ()		N/P		
PARKING SPACES	1		1 (Parking Pad)	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		28.5' (Existing)	
REAR YARD	20' min.		+32.0'	
SIDE YARD	N/A		N/A	
COURT, OPEN	6' min.		5' (Existing)	1' (Existing) 16.67% (Existing)
COURT, CLOSED	N/A		N/A	