GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Richard S. Nero, Jr. RSN
Chief, Support Services

THRU: Jerrily R. Kress, FAIA
Director

DATE: January 24, 2005

RE: BZA Application No. 17298 (1507 4th Street, N.W.) Tashir Lee

The above-cited application was filed, self-certified, with the Office of Zoning (OZ) on January 24, 2005. The application was filed seeking variance relief from the side yard requirements (section 405), lot occupancy requirements (section 403) and lot area and width requirements (section 401) of the R-4 District to allow the conversion of an existing apartment house from 4 units to 6 units. OZ explained to the applicant's architect by telephone that the variance relief being sought under subsection 401.1, is to allow a conversion of an existing 4 unit apartment house into a 6 unit apartment house not meeting the requirement that there be provided a minimum of 900 square feet of land area per apartment unit. The existing lot area is 3735 sq. ft. and the required lot area is 5400 sq. ft., requiring a variance of 1665 sq. ft. OZ also advised the applicant's architect that because the increase in the number apartment units represents a 25% increase in use that a variance from the off-street parking requirements (subsection 2101.1) is also needed.

rsn

BZA
Case No. 17298
Exhibit No. 13

Board of Zoning Adjustment
District of Columbia
CASE NO. 17298
EXHIBIT NO. 13