

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR



October 11, 2016

MEMORANDUM

TO: David Winer

FROM: Matthew Le Grant *MLG*
Zoning Administrator

SUBJECT: Proposed 1-story rear addition to first floor of existing Restaurant
The Structure is located at: 1337 11th St NW
Square: 0339 Lot: 0033
Zoning District: MU-4
DCRA file job #: A1600063
BZA tracking #: FY-16-94-Z

Review of plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

1. Special exception pursuant to Subtitle C-7 § 202.2 to allow the construction of a first floor 1-story rear addition for an existing nonconforming structure in MU-4 zoning district. (X § 900.1)
2. Variance pursuant to Subtitle G-12, TABLE G §402.1 to allow a one-story first floor rear addition that does not comply with the floor area ratio requirements in MU-4 zoning district. (X § 1000.1)¹
3. Special exception pursuant to Subtitle G-14 §405.2 to allow a one-story first floor rear addition that does not comply with the rear yard requirements in MU-4 zoning district. (X § 900.1)

Note: All applicants must provide the Office of the Zoning Administrator with submission verification, in the form of a formal receipt from the BZA, within 30 days of the date of this memo.

1100 4th Street, SW 3rd Floor Washington, D.C. 20024
Phone: (202) 442-4576 Fax: (202) 442-4871

¹ Relief required is informed by the Zoning Commission's notice of proposed rulemaking on September 12, 2016 in Case No. 08-06A(G).

NOTES AND COMPUTATIONS

Building Permit # **A1600063** Zone: **MU-4** N&C Cycle # **1**
 DCRA BZA Case # **FY-16-94-Z** Existing Use: **Restaurant** Date of Review: **10/7/2016**
 Property Address: **1337 11TH ST NW** Proposed Use: **Restaurant** Reviewer: **Ernesto Warren**
 Square, Lot(s): **Sq. 0339 , Lot 0033**

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	1837	N/A	N/A	1837	0	N/A
Lot width (ft. to the tenth)	20.38	N/A	N/A	20.38	0	N/A
Building area (sq. ft.)	1837	N/A	1837	1837	0	N/A
Lot occupancy (building area/lot area)	100%	N/A	100%	100%	0	SUBJECT TO REAR YARD
Gross Floor Area (sq. ft.)	5382.25	N/A	4592.5	6037.50	1445	VARIANCE
Floor area Ratio (FAR), Total (Floor area/lot area)	2.93	N/A	2.5	3.29	.79	VARIANCE
Floor area Ratio (FAR), Non-Residential (Non-Residential Floor area/lot area)	1.64	N/A	1.5	2.0	.5	VARIANCE
Principal Building Height (Stories)	3 + BASEMENT	N/A	N/A	3+BASEMENT	0	N/A
Principle Building Height (ft. to the tenth)	46.43	N/A	50	46.43	0	N/A
Accessory Building Height (Stories)	N/A	N/A	N/A	N/A	N/A	N/A
Accessory Building Height (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A	N/A
Front Yard (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A	N/A
Rear Yard (ft. to the tenth)	N/A	15	N/A	0	15	SPECIAL EXCEPTION
Side Yard(s), facing building front on right side (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A	N/A
Side Yard(s), facing building front on left side (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A	N/A
Court(s), Open (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A	N/A
Court(s), Closed (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A	N/A
Vehicle Parking Spaces (number)	0	2	N/A	0	2	N/A
Bicycle Parking Spaces (number)	0	N/A	N/A	0	0	N/A
Loading Berths, Platforms, and Spaces (number and size in ft.)	N/A	N/A	N/A	N/A	N/A	N/A
Pervious Surface (%)	N/A	N/A	N/A	N/A	N/A	N/A
Green Area Ratio (score)	N/A	N/A	N/A	N/A	N/A	N/A
Dwelling units, Principal (#)	2	N/A	N/A	2	N/A	N/A
Dwelling units, Accessory (#)	0	0	N/A	N/A	N/A	N/A
Other:	N/A					