

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

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November 20, 2017

**MEMORANDUM**

**TO:** Board of Zoning Adjustment

**FROM:** Matthew Le Grant *MCG*  
Zoning Administrator *11/23*

**THROUGH:** Daniel Calhoun  
Zoning Technician

**SUBJECT:** **Application for Subdivision**  
**Location:** 809 49<sup>th</sup> St. NE  
**Square:** 5178  
**Lot(s):** 806  
**Zone:** R-2  
**DCRA Building Permit #:** FY-17-88-Z  
**DCRA BZA Case #:** FY-17-88-Z

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

1. Variance pursuant to Subtitle D § 302.1 to subdivide existing tax lot into three (3) separate lots, of which one proposed lot will not meet the minimum lot width or area requirements. (X, 1001.2)

*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.*

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Board of Zoning Adjustment  
District of Columbia  
CASE NO.19692  
EXHIBIT NO.9

**NOTES AND COMPUTATIONS**

Building Permit #

Subdivision

Zone:

R-2

N&C Cycle #

1

DCRA BZA Case #

FY-17-88-Z

Existing Use:

Single Family Dwelling

Date of Review:

9/19/2017

Property Address: \_\_\_\_\_

809 49<sup>th</sup> St. NE

Proposed Use:

(3) Lots

Reviewer:

Daniel Calhoun

Square, Lot(s):

Lot(s): 806

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	12000	3000	N/A	2810	1.6	VARIANCE
Lot width (ft. to the tenth)	100	30	N/A	28.1	1.9	VARIANCE
Building area (sq. ft.)	N/A	N/A	N/A	N/A	N/A	N/A
Lot occupancy (building area/lot area)	N/A	N/A	N/A	N/A	N/A	N/A
Gross Floor Area (sq. ft.)	N/A	N/A	N/A	N/A	N/A	N/A
Floor area Ratio (FAR), Total (Floor area/lot area)	N/A	N/A	N/A	N/A	N/A	N/A
Floor area Ratio (FAR), Non-Residential (Non-Residential Floor area/lot area)	N/A	N/A	N/A	N/A	N/A	N/A
Principal Building Height (Stories)	N/A	N/A	N/A	N/A	N/A	N/A
Principal Building Height (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A	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	N/A	N/A	N/A	N/A	N/A
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)	N/A	N/A	N/A	N/A	N/A	N/A
Bicycle Parking Spaces (number)	N/A	N/A	N/A	N/A	N/A	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 (#)	N/A	N/A	N/A	N/A	N/A	N/A
Dwelling units, Accessory (#)	N/A	N/A	N/A	N/A	N/A	N/A
Other:	SUBDIVISION PROPOSED					