

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



September 6, 2017

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator *WAT*

THROUGH: Shawn Gibbs
Zoning Technician

SUBJECT: **Increase in load of an existing Apartment House from Four (4) to Six (6) dwelling units.**
Location: 1800 5th St NW
Square, Suffix, Lot: Lot 0046 in Square 0475
Zone: RF-1
DCRA Building Permit #: B1613105
DCRA BZA Case #: FY-17-91-Z

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

1. An area variance pursuant to E, 201.4. to allow for the increase in the number of dwelling units from four to six without the minimum 900 square feet of lot area required for each dwelling unit (Y, 1000.1).

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.

NOTES AND COMPUTATIONS					
Building Permit #:	B1613105	Zone:	RF-1	N&C Cycle #:	1
DCRA BZA Case #:	FY-17-91-Z	Existing Use:	Apartment House (4 Dwelling Units)	Date of Review:	1 Sept. 2017
Property Address:	1800 5th St NW	Proposed Use:	Apartment House (6 Dwelling Units)	Reviewer:	Shawn N. Gibbs
Square: 0475	Lot(s): 0046	ZC/BZA Order:			

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Deviation	Zoning Relief Required
Lot area (sq. ft.)	1425	5400	n/a	1425	3975	Area Variance
Lot width (ft. to the tenth)	25.0	18.0	n/a	25.0	n/a	n/a
Building area (sq. ft.)	n/a	n/a	855.0	n/a	n/a	No Change
Lot occupancy (building area/lot area)	n/a	n/a	60.0	n/a	n/a	No Change
Gross floor area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	No Change
Floor area ratio (FAR), total (gross floor area/lot area)	n/a	n/a	n/a	n/a	n/a	No Change
Floor area ratio (FAR), Non-residential (non-residential gross floor area/lot area)	n/a	n/a	n/a	n/a	n/a	n/a
Principal building height (stories)	2	n/a	3	2	n/a	n/a
Principal building height (ft. to the tenth)	n/a	n/a	35	n/a	n/a	No Change
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)	0.0	n/a	n/a	0.0	n/a	n/a
Rear yard (ft. to the tenth)	n/a	20.0	n/a	n/a	n/a	No Change
Side yard, facing building front on right side (ft. to the tenth)	0.0	n/a	n/a	0.0	n/a	n/a
Side yard, facing building front on left side (ft. to the tenth)	0.0	n/a	n/a	0.0	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	No Change
Vehicle parking spaces (number)	0	1	n/a	0	n/a	Parking Credit – 1 Space
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 (#)	4	n/a	n/a	6	2	Area Variance
Dwelling units, accessory (#)	n/a	n/a	n/a	n/a	n/a	n/a
Other:						