



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

March 08, 2021

REVISED REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant, Zoning Administrator *MLL by kab*

PROJECT INFORMATION: **Address:** 1350 Queen St. NE
 Square, Suffix, Lot: Square 4076W, Lot 0058; 0057
 Zoning District: RF-1
 DCRA Permit #: B1902593

SUBJECT: **Interior renovation to add a 5th unit in the cellar level of existing apartment house. Load change of existing apartment house.**

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

Number	Type of Relief	Zoning Sections	Reason [or Basis]
1	Area variance	U - 320.2 X - 1000.1	Increase the number of dwelling units in an Apartment House that is on lot that does not provide the requisite 900 sq. ft. of lot area for each dwelling unit.

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. If the BZA Memorandum is not submitted within 30 days, the applicant must request an updated memorandum from the Office of the Zoning Administrator.

NOTES AND COMPUTATIONS

Building Permit # **B1902593** Zone: **RF-1** N&C Cycle # **1**
 DCRA BZA Case # **FY-20-28** Existing Use: **4-unit apartment building** Date of Review: **03/08/2021**

Property Address: **1350 Queen St. N.E.** Proposed Use: **5-unit apartment building** Reviewer: **Daniel Calhoun**
 Revision by OZA- 3/8/2021

Square, Lot(s): **Sq. 4076W Lot(s): 0058; 0057**

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	3636	4500	N/A	NA	864	Area variance
Lot width (ft. to the tenth)	N/A	N/A	N/A	NA	NA	N/A
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
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 (#)	4	N/A	N/A per U-301.4	5	1	Area variance
Dwelling units, Accessory (#)	N/A	N/A	N/A	N/A	N/A	N/A
Required Setback	N/A	N/A	N/A	N/A	N/A	N/A
Other:	Variance request to add one additional unit to an existing 4-unit apartment building. The existing 4-unit Apartment House was converted from a residential building prior to June 26, 2015 therefore, pursuant to U-301.4, it is a conforming use.					