

Explanation of “required” Mon 3/8/21 edits to Burden of Proof for Variance Relief

Subject Property: 1350 Queen Street NE, Washington, DC 20002
Zoning District RF-1, Square 4076W, Lots 0057/0058
BZA Application #20275

To: (1) Chairperson Hill and Members of the Board, Office of Zoning
(2) Advisory Neighborhood Commission (ANC/5D)
(3) Single Member District (SMD/5D07)
(4) Office of Planning (OP)

From: Charles M. and Dara B. Mooney
Owners/Applicants
1350 Queen Street, NE
Washington, DC 20002

Date: Mon, 3/8/21

Re: Variance relief request to increase the number of dwelling units in an Apartment House located at 1350 Queen Street NE, Washington, DC 20002 (Square 4076W, Lots 0057/0058) which is on a combined lot that does not provide the requisite 900 sq. ft. lot area for each dwelling unit.

On Fri, 3/5/21, we were notified by phone and email by the Office of Zoning of a recent Zoning Commission text amendment ZC 19-21 which now requires amendments to our project application noted above. **As a result (1of2) the Burden of Proof and (2of2) DCRA Memo must both be revised** because, per the new text amendment ZC 19-21, variance relief from Subtitle E-201.7 and X-1001.2 are no longer applicable and the project would now be subject to variance relief from Subtitle U-320.2 and X-1000.1.

To remain in compliance, I have updated the attached **DCRA Memo and Computation Sheet (the second of two documents)** and changed all references from E-201.7 to U-301.5. The subject and intent of the Burden of Proof otherwise remains unchanged.



**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**
 Square, Lot(s): **Sq. 4076W Lot(s): 0058; 0057** Revision by OZA- 3/8/2021

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.					