

**DC DEPARTMENT OF BUILDINGS**  
**OFFICE OF ZONING ADMINISTRATION**  
**1100 4<sup>th</sup> Street SW, Washington, DC 20024 | 202.671.3500 | dob.dc.gov**

June 3, 2024

**REFERRAL MEMORANDUM**

**TO:** Board of Zoning Adjustment

*MWdaw for KB*

**FROM:** Kathleen Beeton  
Zoning Administrator

**PROJECT INFORMATION:** **Address:** 2302 ONTARIO RD NW  
**Square, Suffix, Lot:** Square 2562, Lot 76  
**Zoning District:** RA-2  
**DCRA Permit #:** B2404476

**SUBJECT:** Convert a 2-Story + Cellar Flat to a Single Dwelling Unit with an accessory apartment.

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	Use variance	U – 401.1 X – 1000.1	The proposed use is not allowed as a matter of right or as a special exception.

Note: *All applicants must provide the Office of the Zoning Administration 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 Administration.*



Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21-006  
EXHIBIT NO. 2

NOTES AND COMPUTATIONS					
Building Permit #:	B2404476	Zone:	RA-2	N&C Cycle #:	1
DCRA BZA Case #:	FY-24-37-Z	Existing Use:	FLAT	Date of Review:	
Property Address:	2302 ONTARIO ROAD NW	Proposed Use:	SINGLE DWELLING UNIT WITH AN ACCESORY APARTMENT.	Reviewer:	Ernesto Warren
SSL:	2562 0076	ZC/BZA Order:			

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	1,920 sq. ft.	1,800 sq. ft.	n/a	<b>1,920 sq. ft.</b>	n/a	
Lot width (ft. to the tenth)	16 ft.	18 ft.	n/a	<b>16 ft.</b>	2 ft.	Existing condition
Building area (sq. ft.)	677 sq. ft.	n/a	1,1152 sq. ft.	<b>677 sq. ft.</b>	n/a	
Lot occupancy (building area/lot area)	35%	n/a	60%	<b>35%</b>	n/a	
Principal building height (stories)	2-Story + Cellar	n/a	3 Stories	<b>2-Story + Cellar</b>	n/a	
Principal building height (ft. to the tenth)	25.75 ft.	n/a	50 ft.	<b>25.75 ft.</b>	n/a	
Front yard (ft. to the tenth)	10 ft.	10 ft.	10 ft.	<b>10 ft.</b>	n/a	
Rear yard (ft. to the tenth)	66 ft.	15 ft.	n/a	<b>n/a</b>	n/a	
Side yard,	n/a	n/a	n/a	<b>n/a</b>	n/a	
Vehicle parking spaces (number)	1 vehicle parking space	1 vehicle parking space	n/a	<b>1 vehicle parking space</b>	n/a	
Green area ratio (score)	n/a	n/a	n/a	<b>n/a</b>	n/a	
Dwelling units, principal (#)	2 principal dwelling units	n/a	n/a	<b>1 principal dwelling unit</b>	n/a	
Dwelling units, accessory (#)	<b>n/a</b>	<b>n/a</b>	<b>Not allowed</b>	<b>1 accessory apartment</b>	<b>n/a</b>	<b>Use variance</b>
Other:						