

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

June 3, 2024

REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment

MWdau for KB

FROM: Kathleen Beeton
Zoning Administrator

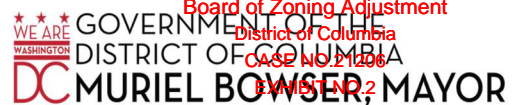
PROJECT INFORMATION: **Address:** 2302 ONTARIO RD NW
Square, Suffix, Lot: Square 2562, Lot 76
Zoning District: RA-2
DCRA Permit #: B2404476

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.



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

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	1,920 sq. ft.	n/a	
Lot width (ft. to the tenth)	16 ft.	18 ft.	n/a	16 ft.	2 ft.	Existing condition
Building area (sq. ft.)	677 sq. ft.	n/a	1,1152 sq. ft.	677 sq. ft.	n/a	
Lot occupancy (building area/lot area)	35%	n/a	60%	35%	n/a	
Principal building height (stories)	2-Story + Cellar	n/a	3 Stories	2-Story + Cellar	n/a	
Principal building height (ft. to the tenth)	25.75 ft.	n/a	50 ft.	25.75 ft.	n/a	
Front yard (ft. to the tenth)	10 ft.	10 ft.	10 ft.	10 ft.	n/a	
Rear yard (ft. to the tenth)	66 ft.	15 ft.	n/a	n/a	n/a	
Side yard,	n/a	n/a	n/a	n/a	n/a	
Vehicle parking spaces (number)	1 vehicle parking space	1 vehicle parking space	n/a	1 vehicle parking space	n/a	
Green area ratio (score)	n/a	n/a	n/a	n/a	n/a	
Dwelling units, principal (#)	2 principal dwelling units	n/a	n/a	1 principal dwelling unit	n/a	
Dwelling units, accessory (#)	n/a	n/a	Not allowed	1 accessory apartment	n/a	Use variance
Other:						