



DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR

October 15, 2019

REVISED REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant, Zoning Administrator *MBV
ML*

PROJECT INFORMATION:

Address:	1101 5 TH ST NW
Square and Lot:	0514 0849
Zoning District:	RA-2
DCRA Permit #:	B1913362

SUBJECT: **Mixed use building, art gallery on the first floor and a single dwelling unit on the second floor and mezzanine**

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

1. Special exception pursuant to U-420.1 to allow an art gallery / studio (X-900.2)
2. Area variance from F-302.1 for the maximum permitted floor area ratio. (X-1000.1)
3. Area variance from F-304.1 for the maximum permitted lot occupancy (X-900.2)

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.

FY-19-79-Z | EW

NOTES AND COMPUTATIONS		
Building Permit #: B1913362	Zone: RA-2	N&C Cycle #: 1
DCRA BZA Case #: FY-19-79-Z	Existing Use: SINGLE DWELLING UNIT AND ART GALLERY AND STUDIO	Date of Review: 8/27/2019
Property Address: 1101 5 TH ST NW	Proposed Use: MIXED USE – RESIDENTIAL / ART GALLERY	Reviewer: Ernesto Warren
SSL: 0514 0849	ZC/BZA Order:	

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	1,000 sq. ft.	n/a	n/a	1,000 sq. ft.		
Lot width (ft. to the tenth)	16.67	n/a	n/a	16.67 ft.		
Building area (sq. ft.)	1000 sq. ft.	n/a	600 sq. ft.	1000 sq. ft.		
Lot occupancy (building area/lot area)	100%	n/a	60%	100 %	40%	Area variance
Gross floor area	2000 sq. ft.	n/a	1,800 sq. ft.	2,250 sq. ft.		
First floor	1000 sq. ft.	n/a	-	1,000 sq. ft.		
Mezzanine	250 sq. ft.	n/a	-	250 sq. ft.		
Second floor	750 sq. ft.	n/a	-	1,000 sq. ft.		
FAR total	2.0	n/a	1.8	2.25	.45	Area variance
Floor area ratio residential	1	n/a	1.8	1.25		
Floor area ratio nonresidential	1	n/a	0	1.00		
Principal building height (stories)	2 story + mezzanine	n/a	n/a	3 stories		
Principal building height (ft. to the tenth)	26 ft.	n/a	50 ft.	29 ft.		
Rear yard (ft. to the tenth)	0	1 inch/ ft. height but not less than 15 ft.	n/a	0		Existing condition per F-305.3
Vehicle parking spaces (number)	1 parking space under garage in rear	1 parking space	n/a	1		
Green area ratio (score)	n/a	.4	n/a	0		
Dwelling units, principal (#)	1 dwelling unit	n/a	n/a	1		
Other:	Special exception to allow an art gallery					