

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR



October 19, 2017

**MEMORANDUM**

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*  
Zoning Administrator *WMB*

THROUGH: Daniel Calhoun  
Zoning Technician

SUBJECT: **Convert existing Community Residence Facility to a new 4-unit apartment building.**  
**Location:** 404 Newcomb St. SE  
**Square:** 5996  
**Lot(s):** 0048  
**Zone:** R-3  
**DCRA Building Permit #:** B1705741

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

1. An use variance per C § 204.3 to convert existing CRF to a 4-unit apartment, and construct an addition to rear of existing structure to be utilized for apartment use. (X, 1001.1)
2. An area variance pursuant to D § 304.1 to create an expansion of a proposed non-conforming use (4-unit Apartment House in the R-3 zone,)by constructing a rear addition, balcony and steps exceeding the allowed 40% lot occupancy. Reference 5201.1 (a) (X, 1002.1)

*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.*

<b>NOTES AND COMPUTATIONS</b>			
Building Permit #: <b>B1705741</b>	Zone: <b>R-3</b>	N&C Cycle #: <b>1</b>	
DCRA BZA Case #: <b>FY-17-95-Z</b>	Existing Use: <b>Community Residential Facility</b>	Date of Review: <b>9/18/17</b>	
Property Address: <b>404 Newcomb St. SE</b>	Proposed Use: <b>4-unit Apartment Building</b>	Reviewer: <b>Daniel Calhoun</b>	
Square: <b>5996</b>	Lot(s): <b>0046</b>	ZC/BZA Order:	

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	4000	3000	NA	4000	N/A	NA
Lot width (ft. to the tenth)	40	30	NA	40	NA	NA
Building area (sq. ft.)	<b>1236</b>	<b>NA</b>	<b>1600</b>	<b>1704</b>	<b>104</b>	<b>Area Variance</b>
Lot occupancy (total building area of all buildings/lot area)	<b>1236</b>	<b>NA</b>	<b>40%</b>	<b>43%</b>	<b>3%</b>	<b>Area Variance</b>
Principal building height (stories)	2	NA	3	2	NA	NA
Principal building height (ft. to the tenth)	22	NA	40	NA	NA	NA
For portion of a story, ceiling height above the adjacent finished grade (ft.)	NA	NA	NA	NA	NA	NA
Front yard (ft. to the tenth)	NA	NA	NA	NA	NA	NA
Rear yard (ft. to the tenth)	46	20	NA	27	NA	NA
Side yard, facing principal building front on right side (ft. to the tenth)	7.6	8	NA	9	NA	NA
Side yard, facing principal building front on left side (ft. to the tenth)	0	0	NA	0	0	NA
Vehicle parking spaces (number)	0	2	NA	4 **	NA	NA
Pervious surface (%)	52%	1200 (30%)	NA	1494 (37%)	NA	NA
<i>If there is an accessory building:</i>	NA	NA	NA	NA	NA	NA
Accessory building height (stories)						
Accessory building height (ft. to the tenth)						
Accessory building area (sq. ft.)						
Accessory building setback from center line of alley (ft.)						
<i>If there is an accessory apartment:</i>						
Accessory apartment (#)						
Principal building gross floor area (sq. ft.)						
Accessory apartment square footage (sq. ft.)						
Accessory apartment % of principal dwelling total floor area (%)						

**Other: Use Variance required to occupy building as a 4-unit apartment building.**

**\*\*Applicant has advised that the plat will be revised to depict screening requirements for surface parking.\*\***