

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



March 30, 2011

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *mz*
Zoning Administrator

SUBJECT: Proposed two-story detached garage for existing single family dwelling. The structure is located at
1231 F Street NE
Lot 0113 in Square 1007
Zoned R-4
DCRA File Job #B1103568
DCRA BZA Case #FY-11-17-Z

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

1. Special exception from § 223.1 to allow the proposed two-story detached garage that does not comply with maximum lot occupancy requirement as required by § 403.2. (§ 3104).
2. Variance from section 2500.4 to permit a two-story detached garage that exceeds the maximum height and number of stories allowed for an accessory structure. (§ 3103.2).

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.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18243

EXHIBIT NO. 6

NOTES AND COMPUTATIONSADDRESS: **1231 F Street, NE**LOT(S): **0113**SQUARE: **1007****two-story garage**ZONED: **R-4****REQUIRED****ALLOWED****PROVIDED****VARIANCE**

LOT AREA	1800 Sq. Ft.		2300 Sq. Ft.	N/A
LOT WIDTH	18 Ft.		20 Ft.	N/A
LOT OCCUPANCY (60%)		1380 Sq. Ft. (Max.60 %)	Proposed: 1517.6 Sq. Ft. (65.9%)	137.6 Sq. Ft. (5.9%)
FLOOR AREA RATIO ()		N/A	N/A	N/A
PARKING SPACES	1		1	N/A
ACCESSORY BLDG, HEIGHT		15 Ft. 1 Story	22 Ft. 2 stories	7 Ft. 2 nd Story
FRONT YARD	N/A			
REAR YARD	20 Ft.		N/A	N/A
SIDE YARD	N/A		N/A	N/A
COURT, OPEN	N/A		N/A	N/A
COURT, CLOSED	N/A		N/A	