

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



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December 12, 2011

MEMORANDUM

TO: Board of Zoning Adjustment

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

SUBJECT: Proposed free-standing rear carport serving an existing single family row structure.
2014 Summit Place, NW
Lot 810 in Square 3535
Zoned R-4
DCRA File Job #B1200638
DCRA BZA Case #FY-12-8-Z

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

1. Special Exception pursuant § 2300.8 to permit a free-standing rear carport. (§ 3104.1)
2. Variance pursuant § 403.2 for exceeding the allowable maximum lot occupancy in R-4. (§ 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. 18357
EXHIBIT NO. 6

(Permit #B1200638) FY12-8-Z

NOTES AND COMPUTATIONS

ADDRESS: 2014 Summit Place NE

LOT(S): 0810

SQUARE: 3535

Free-standing
carport

ZONED: R-4

	<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>VARIANCE</u>
LOT AREA	1800 Sq. Ft.		1607.5 Sq. Ft.	N/A
LOT WIDTH	18 Ft.		18 Ft.	N/A
LOT OCCUPANCY (60%)		964.5 Sq. Ft. (Max.60 %)	Existing 904.2 Sq. Ft. <u>Proposed 278.5 Sq. Ft.</u> Total: 1182.7 Sq. Ft. (73.6%)	218.2 Sq. Ft. (13.6%)
FLOOR AREA RATIO ()		N/A	N/A	N/A
PARKING SPACES	1		Free-standing carport	
LOADING BERTHS	N/A		N/A	N/A
REAR YARD	20 Ft. min.		32 Ft.	N/A
SIDE YARD	N/A		N/A	N/A
COURT, OPEN	N/A		N/A	N/A
COURT, CLOSED	N/A		N/A	N/A

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