

Existing and intended use of the proposed structure

The rear yard of 937 S St, NW, is currently vacant and used for parking. The proposed garage for the rear of the property would be used for parking of the residence's vehicles.

The lot occupancy of the property at 937 S St, NW, is currently 47.3%. The proposed garage would increase the lot occupancy to 69.9%, above the 60% threshold above which a special exception is required, but below the 70% threshold for which a variance would be required. The depth of the proposed garage was reduced to so that the covered space under the project would fall below the 70% threshold. The proposed deck over the existing rear second story addition does not impact the lot occupancy or other issues related to zoning. The proposed deck will have an interior entrance.

Additionally, it is proposed that the garage be placed at the rear property line of the property, within the 12 foot setback from the centerline of the alley. The proposed positioning of the garage at the rear property line has the placement at 4.5 feet under the 12 foot setback (i.e., 7.5 feet from the centerline of the alley).

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EXHIBIT NO. 4

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