

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



August 15, 2012

MEMORANDUM

TO: Board of Zoning Adjustment

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

SUBJECT: Detached Carport to an existing SFD Detached structure. The structure is located at 1502 Irving St, NE
Lot: 0022 in Square: 4014
Zoned: R-1-B
DCRA File Job #B1210509-WT
DCRA BZA Case #FY12 - 46-Z

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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 § 2300.8 to permit a 1-story 9 feet high free standing detached carport as an accessory structure in the R-1-B residential zone district (§ 3104.1).

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.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18478
EXHIBIT NO. 4

NOTES AND COMPUTATIONS**1502 IRVING St., NE.****LOT: 0022****SQUARE: : 4014****A SFD Detached
Structure with
Addition****ZONED: R-1-B**

	<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>VARIANCE</u>
LOT AREA	Min. 5,000 Sq. Ft.		6,375 Sq. Ft.	
LOT WIDTH	Min. 50 Ft.		50 Ft.	
LOT OCCUPANCY (40%)		2,550Sq. Ft. (Max. 40%)	Exist. 1,116 Sq. Ft. Add. 320 Sq. Ft. Total: 1,436 Sq. Ft. 22.5%	
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1		Detached Carport.	BZA
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	Min. 25 Ft.		73.5 Ft.	
SIDE YARD	8 Ft. & 8 Ft.		11.5 Ft & 11.5 Ft.	N/A
COURT, OPEN	N/A		N/A	N/A
COURT, CLOSED	N/A		N/A	2013 SEP 14 PM 2:57

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