

18 December 2012

Detailed Statement of existing and intended use of the structure:

New Garage for a Single Family Residence at 1120 Park St NE Washington DC 20002
(Square 0987 Lot 0008)

Detailed statement of applications meeting the specific test in the Zoning Regulations
for Variance and Special Exception:

Under current Zoning laws we would be unable to have a Garage built on our property due to the Existing House and proposed Garage would occupy more than the allowable 60% of the lot. We are seeking a Special Exception from Zoning Code 223.1 to allow one-story detached garage to an existing single family residence that does not comply with maximum lot occupancy requirement as required by Zoning Section 403.2 (3104). The proposed design of the new garage respects the neighboring properties by keep the size of the structural as small as possible and low to the ground as to avoid block light and air to the adjacent occupied spaces. The property to the east has a parking space the is deeper into the lot than the proposed garage. The property to the west has a garage that is the same size and similar hight to the proposed garage. The combined lot occupancy of the house and garage would be 69.3% of the lot which is in line with Section 223.3 for a maximum lot occupancy of 70% for R-4.

In order to be in agreement with Special Exception 223 not to exceed lot occupancy of 70%, we are seeking a variance for Minimum Parking space size section 2115.1 which calls out the size as 9 ft x 19 ft. We are proposing a space that is 10 ft x 17 ft to help reduce the impact on the rear yard open space and to match the depth of the adjacent garage.

To further reduce the impact on the rear yard open space and to match the depth of the adjacent garage we seek a variance for the proposed garage set back from the center of the Alley Section 2300 requiring a 15 ft set back to the face of the garage to the center of the alley. The Proposed garage with have a 10.5 ft setback from the center of the alley to the face of the garage. This set back would be consistent with the other alley garages on the block.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18514

EXHIBIT NO. 3

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