

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



December 4, 2012

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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator

SUBJECT: Proposed one-story detached garage
The structure is located at
1120 Park St NE
Lot 0008 in Square 0987
Zoned R-4
DCRA File Job #G1300010
DCRA BZA Case #FY-13-2-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 one-story detached garage to an existing single family residence that does not comply with maximum lot occupancy requirement as required by § 403.2 (§ 3104)
- 2 Variance pursuant to § 2115.1 to allow a private garage that is not in compliance with minimum required dimensions for a required parking space (§ 3103.2)
- 3 Variance pursuant to § 2300.2 (b) to allow a private garage that does not comply with minimum required setback from the adjacent alley centerline (§ 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. 18514

EXHIBIT NO. 4

1100 4th Street, SW 3rd Floor Washington, D.C 20024
Phone: (202) 442-4576 Fax (202) 442-4871

Board of Zoning Adjustment
District of Columbia
CASE NO. 18514
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NOTES AND COMPUTATIONSADDRESS: **1120 Park St NE**LOT(S): **0008**SQUARE: **0987****SFD**ZONED: **R-4****REQUIRED****ALLOWED****PROVIDED****VARIANCE**

LOT AREA	1800 Sq Ft		1355 Sq Ft.	N/A
LOT WIDTH	18 Ft		13 55 Ft	N/A
LOT OCCUPANCY (%)		813 Sq Ft (Max 60 %)	948 Sq Ft (70%)	135 Sq Ft 10 %
PARKING SPACES	1		1 (sub-standard)	1
GARAGE SET BACK (FROM ALLEY CENTERLINE)	12 Ft		10 4 Ft	1 6 Ft
PARKING SPACE DIMENSIONS	9 Ft X 19 Ft min.		12 Ft X 18 3 Ft	0 7 Ft
GARAGE HEIGHT		15 Ft	9 Ft	N/A
REAR YARD	20 Ft min		34 Ft	N/A
SIDE YARD	N/A		N/A	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	N/A		N/A	

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