

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



October 22, 2014

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator

SUBJECT: Proposed freestanding rear garage serving an existing single family row structure.
515 7th St SE
Lot 877 in Square 0853
Zoned R-4
DCRA File Job #G1400073
DCRA BZA Case #FY-15-1-Z

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

1. Variance pursuant Section 403.2 for exceeding maximum lot occupancy in R-4. (Section 3103.2)
2. Variance pursuant Section 2500.4 for exceeding the maximum height and number of stories for an accessory structure. (Section 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.

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.18935
EXHIBIT NO.7

(Permit #G1400073) FY15-01-Z

NOTES AND COMPUTATIONS

ADDRESS: 515 7th St SE

LOT(S): 0853

SQUARE: 0877

ZONED: R-4

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	1800 Sq. Ft.		2640 Sq. Ft.	N/A
LOT WIDTH	18 Ft.		24 Ft.	N/A
LOT OCCUPANCY (%)		1584 Sq. Ft. (Max. 60 %)	<u>Existing:</u> 1498 Sq. Ft. (56.7%) <u>Proposed:</u> 2023 Sq. Ft. (76.7%)	439 Sq. Ft. 16.7 %
REAR YARD	20 Ft. min.		47.6 Ft.	N/A
SIDE YARD (Northern property line)	N/A		0Ft.	N/A
SIDE YARD (Southern property line)	N/A		4.3 Ft.	N/A (Existing, no change)
GARAGE HEIGHT		15 Ft.	16 Ft.	1 Ft.
NUMBER OF STORIES (GARAGE)		1	2	1
GARAGE SETBACK (FROM ALLEY CENTERLINE)	12 Ft.		14 Ft.	N/A