

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



November 23rd, 2015

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator

SUBJECT: A proposed addition to a detached garage serving a detached single family dwelling (SFD).
The structure is located at:
5236 Sherrier Place N.W.
Lot 0085 in Square 1415
Zoned R-1-B
DCRA File Job #B1412070
DCRA BZA Case #FY-15-02-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 an addition to a detached garage not meeting the minimum lot occupancy requirements of §403 in the R-1-B residence zone. (§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.

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

(FY15-02-Z)

NOTES AND COMPUTATIONS

2nd NOV 2015

ADDRESS: 5236 Sherrier Place N.W.

LOT: 0085

SQUARE: 1415

Two-Family Flat

REQUIRED

ALLOWED

ZONED: R-1-B

PROVIDED

VARIANCE

LOT AREA	5,000 Sq. ft.	N/A	3011 Sq. ft.	1989 ft. ² / 60.20%
LOT WIDTH	50 ft.	N/A	28.92 ft.	21.08 / 57.84%
LOT OCCUPANCY	2,000 ft. ² (40%)	1204.4 ft. ² (40%)	(Existing) 1232.2 ft. ² (Proposed) 1507.2 ft. ²	41.0% 50.0%
PARKING SPACES	1	N/A	1	N/A
HEIGHT OF ACCESSORY STRUCTURE	15 ft. (max.)	N/A	14.33 ft.	N/A