

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



February 19, 2016

**MEMORANDUM**

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant  
Zoning Administrator

SUBJECT: A proposed accessory structure addition to a detached single family dwelling (SFD).  
The structure is located at:  
5236 Sherrier Place N.W.  
Lot 0085 in Square 1415  
Zoned R-4  
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 accessory structure addition not meeting the minimum lot occupancy requirements of §403 in the R-4 residence zone.

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.

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Board of Zoning Adjustment  
District of Columbia  
CASE NO.18983  
EXHIBIT NO.51

**NOTES AND COMPUTATIONS**ADDRESS: 5236 Sherrier Place N.W.LOT: 0085SQUARE: 1415Single Family  
DwellingZONED: R-1-BVARIANCEPROVIDEDALLOWEDREQUIRED

|                                     |                              |                               |                                                                                      |                                        |
|-------------------------------------|------------------------------|-------------------------------|--------------------------------------------------------------------------------------|----------------------------------------|
| LOT AREA                            | 5,000 Sq. ft.                | N/A                           | 3011 Sq. ft.                                                                         | 1989 ft. <sup>2</sup> /60.20%          |
| LOT WIDTH                           | 50 ft.                       | N/A                           | 28.92 ft.                                                                            | 21.08 / 57.84%                         |
| LOT OCCUPANCY                       | 2,000 ft. <sup>2</sup> (40%) | 1204.4 ft. <sup>2</sup> (40%) | (Existing) 1232.2 ft. <sup>2</sup> 41.0%<br>(Proposed) 1442.62ft. <sup>2</sup> 48.0% | 210.42 ft. <sup>2</sup> (7%)           |
| PARKING SPACES                      | 1                            | N/A                           | *1 (pervious parking space provided)                                                 | N/A                                    |
| HEIGHT OF<br>ACCESSORY<br>STRUCTURE | 15 ft. (max.)                | N/A                           | 13.75 ft.                                                                            | N/A                                    |
| PERVIOUS SURFACES                   | 2500 ft. <sup>2</sup> (50%)  | 1505.5 ft. <sup>2</sup> (50%) | 1518.38 ft. <sup>2</sup> (50%)                                                       | N/A *(pervious parking space provided) |

\*The applicant has provided a pervious parking space located in the side yard behind the primary axis of the front façade.