

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



March 23, 2016

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator *MB*

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-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 a detached accessory structure addition not meeting the minimum lot occupancy requirements of §§ 403 and 2001.3 for the expansion of a nonconforming structure that already exceeds lot occupancy in the R-1-B 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.

1100 4th Street, SW 3rd Floor Washington, D.C. 20024
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Board of Zoning Adjustment
District of Columbia
CASE NO.18983
EXHIBIT NO.52

(FY15-02-Z

NOTES AND COMPUTATIONS

ADDRESS: 5236 Sherrier Place N.W.

LOT: 0085

SQUARE: 1415

Single Family
Dwelling

ZONED: R-1-B

	<u>REQUIRED</u>	<u>ALLOWED</u>	<u>PROVIDED</u>	<u>VARIANCE</u>
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 41.0% (Proposed) 1442.62ft. ² . 48.0%	210.42 ft. ² (7%)
PARKING SPACES	1	N/A	*1 (pervious parking space provided)	N/A
HEIGHT OF ACCESSORY STRUCTURE	15 ft. (max.)	N/A	13.75 ft.	N/A
PERVIOUS SURFACES	2500 ft. ² (50%)	1505.5 ft. ² (50%)	1518.38 ft. ² (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.