

COPY

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



February 2, 2015

MEMORANDUM

TO: Board of Zoning Adjustment

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

SUBJECT: Construction of a second principal structure located in the R-1-B zone.
This 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. Variance from Section 3103.6 to allow a second primary structure on a lot in a zone that only permits one principal structure per lot. (§3103)
2. Variance from Section 2101.1 to provide no off-street parking spaces where a minimum of one parking space is required for each dwelling unit. (§3103.1)
3. Special exception from Section 2516.1 to allow two principal structures on a single lot. (§3104.1)
4. Special exception from Section 2516.4 to allow a second principal structure that does not comply with the lot occupancy, rear, and side yard setback requirements for structures located in R-1-B 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.

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Board of Zoning Adjustment
District of Columbia
CASE NO.18983
EXHIBIT NO.7