

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



February 24, 2016

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator

SUBJECT: Proposed detached Carport addition to an existing single family dwelling (SFD) row structure.
The structure is located at:
4608 Sargent Road N.E.
Lot 0008 in Square 3916
Zoned R-2
DCRA File Job #G1500017
DCRA BZA Case #FY-15-61-Z

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

1. Variance to allow a detached carport addition that exceeds the maximum lot occupancy of § 403 for the R-2 residence zone, (§ 3103.2)
2. Variance from § 2300.8 to allow a detached carport in the R-2 residence zone, (§ 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.19141
EXHIBIT NO.36

(Building Permit G1500017) FY-15-61-Z

NOTES AND COMPUTATIONS

ADDRESS: 4608 Sargent Rd. N.E.

LOT(S): 0008

SQUARE: 3916

Three-unit
apartment building

ZONED: R-2

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	4,000 ft. ²		1,955 ft. ²	N/A
LOT WIDTH	40 Ft		17 ft.	N/A
LOT OCCUPANCY		782 ft. ² (40%)	Existing: 782 ft. ² (40%) Proposed: 1,060 ft. ² (54%)	278 ft. ² (14%)