

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



August 21, 2015

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG MB*
Zoning Administrator

SUBJECT: Proposed detached carport structure in rear of Single family. The structure is located at:
4608 Sargent Rd NE
Lot 0008 in Square 3916
Zoned R-2
DCRA File Job #G1500017
DCRA BZA Case #FY-15-61-Z

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

1. Special Exception pursuant Section 2300.8 to permit a detached carport structure in rear of an existing Single family Row Dwelling. (Section 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

(Permit #G1500017) FY15-61-Z

NOTES AND COMPUTATIONS

ADDRESS: **4608 Sargent Rd NE**

LOT(S): **0008**

SQUARE: **3916**

SFD

ZONED: **R-2**

REQUIRED

ALLOWED

PROVIDED

VARIANCE

LOT AREA	1800 Sq. Ft.		1955 Sq. Ft.	N/A
LOT WIDTH	18 Ft.		17 Ft	N/A
LOT OCCUPANCY (%)		1173 Sq. Ft. (Max. 60 %)	<u>Existing:</u> 765.5 Sq. Ft. (39.2%) <u>Proposed:</u> 1059 Sq. Ft. (54.2%)	N/A
REAR YARD	20 Ft. min.		11 Ft.	9 Ft.
SIDE YARD (Eastern property line)	N/A		0 Ft.	N/A
SIDE YARD (Western property line)	N/A		0 Ft.	N/A
COURT, OPEN	6 Ft.		1.9 Ft.	N/A (Existing)
COURT, CLOSED	N/A		N/A	