GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

MEMORANDUM

TO: Board of Zoning Adjustment

THRU: Jerrily R. Kress, FAIA
Director

FROM: Richard S. Nero, Jr. RSN
Special Assistant

DATE: November 22, 2001

RE: BZA Application No. 16597 (623 Mellon Street, S.E.) Elaine Carrera

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The Office of Zoning in consultation with Corporation Counsel has made the following observations with respect to the above-cited application. The following regulations are pertinent to the application:

✓ 1. § 201.1(h) – Size of the private garage can not exceed 450 sq. ft. – Existing nonconforming structure, no variance required.

✓ 2. § 404 - Rear yard requirement 20 feet – Complies, 26 feet.

✓ 3. § 405.4 – One 8 foot side yard required – Complies.

* 4. § 2001.3(b) & (c) – Variance required due to the increase of the size of existing garage per § 201.1(h) and 2500.6 which prohibits the accessory structure in the rear yard, and § 2500.5 because the addition is for a use that's not permitted.

* 5. add § 2300.4(b) – Requires accessory garage to be 12 feet from center-line of the alley. Looks close from the photos, but must have a more detailed surveyor's plat to confirm. 9'

BZA
Case No. 16597
Exhibit No. 46

Board of Zoning Adjustment
District of Columbia
CASE NO.16597
EXHIBIT NO.46

6. §2500.3 – Requires that no more than 30% of required rear yard can be occupied by an accessory building. May need a variance. Needs a more detailed surveyor's plat to determine.

7. § 2500.4 – Limits accessory garages to one story or 15 feet in height – Variance required.

8. § 2500.5 – Limits use by domestics employed by family in principal building – Use variance required.

9. § 2500.6 – If allowed to use 2nd story for living quarters under § 2500.5, the structure can not be within the required 20 feet rear yard, and must meet the side yard set-back requirement. – Variance required.

10. § 330.5(i) – Permits a CBRF for handicapped persons as a matter-of-right in the R-5-A District.

Conclusion

The applicant is strongly encouraged to seek professional assistance in addressing the aforementioned issues.

cc: Applicant
ANC-8C
Office of Planning
Helen M. Edwards
Grady Edwards, III