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: January 4, 2002

SUBJECT: BZA Application No. 16835 – 529 14th Street, N.E.

The applicant in the above-cited application proposes to construct an accessory private garage to a one-family row dwelling. The Zoning Administrator's memorandum dated September 18, 2001, cites the need for a special exception under section 223 to allow an addition to a one-family dwelling and a variance from the minimum set-back provision for a private garage abutting an alley. Staff review of the application has determined that the construction of the free standing accessory garage is not eligible for consideration under section 223 for the following reasons:

1. The proposed garage is not a contiguous addition to the principal dwelling.

2. Even if the garage were a contiguous addition to the principal dwelling the overall development exceeds the maximum allowable lot occupancy (under section 223) of 70% in the R-4 district, by 6.74%.

Staff has determined that the applicant's development proposal requires the following relief from the Zoning Regulations:

1. Variance of 16.24% from the maximum lot occupancy (60%) provisions (section 403) of the R-4 District.

BZA
Case No. 16835
Exhibit No. 11

Board of Zoning Adjustment
District of Columbia
CASE NO.16835
EXHIBIT NO.11

2. Variance of 12 feet (100%) from the minimum setback from the center-line of the abutting alley for a private garage in the R-4 District under subsection 2300.2(b).

Staff has advised the applicant of the amendments to her application and the burden of proof for an area variance.