GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Building and Land Regulation Administration
Office of the Zoning Administrator



September 8, 2003

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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Faye Ogunneye, Chief
Zoning Review Branch F.O.

SUBJECT: Proposed Addition to an Existing Non-conforming Single Family Dwelling located at premises 5822 Sherrier Place, Lot(s) 62, in Square 1454, Zoned R-1-B

Review of plans for the proposed addition to an existing non-conforming single family dwelling structure at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance from Section 2001.3 (a) and (b) for an addition to an existing non-conforming single family dwelling structure in the R-1-B Residential Zone District. (Section 3103.2)

2. Variance from Section 403.2 the allowed maximum lot occupancy for a single family dwelling structure in the R-1-B Residential Zone District. (Section 3103.2)

3. Variance from Section 2503.2 the minimum required setback for proposed deck more than 4 feet high above grade in the required rear yard of the single family dwelling structure in the R-1-B Residential District Zone. (Section 3103.2)

Fo/xm/ee

BZA
Case No. 17089
Exhibit No. 2

Board of Zoning Adjustment
District of Columbia
CASE NO. 17089
EXHIBIT NO. 2

NOTES AND COMPUTATIONS

ADDRESS: **5822 Sherrier Place, N.W.** LOT(S): **62** SQUARE: **1454**

S.F.D - Detached ZONED: **R-1-B**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	5,000 Sq. Ft.		2,318 Sq. Ft. (Existing)	2,682 Sq. Ft. (Exist.) - (53.64%) (Exist.)
LOT WIDTH	50'		76'	
LOT OCCUPANCY (40%)		927.2 Sq. Ft.	1,261.37 Sq. Ft. (54.42%)	334.17 Sq. Ft. (14.42%)
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1		Garage in Lot 39 (Rear – Exist.)	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	25'		0'	25' (100%)
SIDE YARD	8' and 8'		8' and 16'	
COURT, OPEN	6' (each)		0.7' (each) (Exist.)	5.3' (each) (Exist.) (88.33%) (Exist.)
COURT, CLOSED	N/A		N/A	