Application of Sandra L. & Joseph Reid
639 A Street NE
Washington, DC 20002
Square 0868, Lot 42

Special Exception to allow accessory garage structure addition to single family row dwelling in R-4 district in rear of premises at 639 A Street NE.

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C. Detailed statement of existing and intended use of such building or part of building

Currently the space in the rear of premises at 639 A Street NE is used for parking. The proposed garage will be used for personal enjoyment and will provide secure, safe, and covered parking.

D. Detailed statement explaining how the application meets the specific tests identified in the Zoning Regulations for special exception.

The proposed special exception is consistent with the general intent and purpose of the Zoning Regulations and Map. The proposed garage is in harmony with the neighborhood as the adjoining properties and many of the neighboring properties have detached garages located in the rear of the premises.

In accordance with Section 223.2 (a) through (d) of the DCMR Zoning Regulations, the proposed garage does not affect the light and air of neighboring properties, does not limit any neighbors' privacy and does not visually intrude on the character, scale or pattern of houses from the alley or the street. The drawing and pictures clearly illustrate the plan. The lot occupancy will remain under 70%, the limit in an R-4 district

The existing space for the proposed garage is currently used for parking, and the proposed garage will not cause additional traffic or create additional noise.

BZA
Case No. 17142
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
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EXHIBIT NO. 3