

BURDEN OF PROOF – USE VARIANCE

This is a request to deviate from a use that is not permitted by right or special exception in the R-2 zoned district where 4608 Sargent Road, N.E. is located as it pertains to the erection of a carport on the rear lot and the size which exceeds the lot occupancy.

As the residence faces the southbound lane of Sargent Road, N.E., no parking is allowed on the southbound side from South Dakota Avenue to Michigan Avenue, N.E. As a result, every residence in the 4600 block of Sargent Road, N.E. has taken a portion of their rear lot to provide off-street parking for 1 to 3 vehicles. The rear parking area at 4608 Sargent Road, N.E. provides parking for 2 vehicles as it is the middle property in a 3-family row house unit, the properties alongside each have parking available for 3 vehicles. Access to parking is via a public alley and the structure is not a detriment to the use of neighboring property.

The structure adequately provides protection for the property owner's two vehicles with some open space available for the waste receptacles provided by the District of Columbia Government. As a senior citizen living alone, the off-street covered parking affords the security of proximity to the residence's rear entrance as well as protection from the elements when coming and going.