



4525 River Road NW Request for Special Exception for a new detached garage in rear yard.

We are requesting relief from 5003.1 to permit the construction of a garage that exceeds the maximum building area. The larger garage will be more useful for the owner and due to the narrow alley, will be easier to enter and exit.

The new garage is an accessory structure to the main home and is subordinate in size and is in compliance with 5201.2.

Per 5004.1, we do not have the proper clearance for the rear yard due to an enclosed screened porch, but we are in compliance with the distance of the garage being 12' from the center of the alley.

Per 5201, the garage is an accessory structure to a single family home and will not have an adverse affect on light and air to surrounding properties as the garage will be in the rear yard, off the alley. The garage will not affect the privacy of adjacent properties and will be in character and scale of other garages on the alley. We are requesting a lot occupancy of 42.3%. It is understood that the board of zoning adjustment may require special treatment in the way of screening, exterior or interior lighting or other features.

Per Special Exception Standard 901.2 a, b, and c, the new garage will be in harmony with the general purpose and intent of the zoning regulations and will not adversely affect the use of the neighboring property and will meet such special conditions as may be specified in this title.