



THE DEPARTMENT OF BUILDINGS
OFFICE OF ZONING ADMINISTRATION

May 7, 2025

REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment
FROM: Kathleen Beeton, Zoning Administrator [Signature] for KAB
PROJECT INFORMATION: Address: 2017 Rear 2nd St., NE
Square, Suffix, Lot: Square 3564, Lot 0810
Zoning District: RF-1
DCRA Permit #: B2502684
SUBJECT: Special exception to convert an existing alley tax lot to an alley record lot.

Review of the plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

Table with 4 columns: Number, Type of Relief, Zoning Sections, Reason [or Basis]. Contains 3 rows of data regarding special exceptions for alley conversions.

ATTACHMENTS:

- 1. Notes and Computation Sheets 2017 REAR 2ND ST NE

Note: All applicants must provide the Office of Zoning Administration with submission verification, in the form of a formal receipt from the BZA, within 30 days of the date of this memo.

NOTES AND COMPUTATIONS			
Building Permit #: B2502684		Zone: RF-1	N&C Cycle #: 1
DCRA BZA Case: FY-25 -9-Z		Existing Use: VACANT ALLEY LOT	Date of Review: 4/3/2025
Property Address: 2017 REAR 2 ND ST., NE		Proposed Use: CREATING RECORD ALLEY LOT	Reviewer: Ramon Washington
Square: 3046	Lot(s): 0808	ZC/BZA Order: N/A	

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	3664	1800	n/a	1813	n/a	n/a
Lot width (ft. to the tenth)	50	18	n/a	30	n/a	n/a
Building area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Lot occupancy (building area/lot area)	n/a	n/a	n/a	n/a	n/a	n/a
Minimum Alley Width (ft. to the tenth)	10, 15	24	n/a	10, 15	14, 9	Special Exception
Principal building height (stories)	n/a	n/a	n/a	n/a	n/a	n/a
Principal building height (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Accessory building height (stories)	n/a	n/a	n/a	n/a	n/a	n/a
Accessory building height (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Alley Frontage (ft. to the tenth)	n/a	14	n/a	20	n/a	n/a
Rear yard (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Side yard, facing building front on right side (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Side yard, facing building front on left side (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Vehicle parking spaces (number)	n/a	n/a	n/a	n/a	n/a	n/a
Bicycle parking spaces (number)	n/a	n/a	n/a	n/a	n/a	n/a
Loading berths, platforms, and spaces (number and size in ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Pervious surface (%)	n/a	n/a	n/a	n/a	n/a	n/a
Dwelling units, principal (#)	n/a	n/a	n/a	n/a	n/a	n/a
Other:						

NOTES AND COMPUTATIONS			
Building Permit: B2502684		Zone: RF-1	N&C Cycle #: 1
DCRA BZA Case: FY-25-10-Z		Existing Use: VACANT ALLEY LOT	Date of Review: 4/3/2025
Property Address: 2017 REAR 2 ND ST., NE		Proposed Use: CREATING RECORD ALLEY LOT	Reviewer: Ramon Washington
Square: 3564	Lot(s): 0810	ZC/BZA Order: N/A	

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	2080	1800	n/a	2080	n/a	n/a
Lot width (ft. to the tenth)	22	18	n/a	22	n/a	n/a
Building area (sq. ft.)	n/a	n/a	1664	918	n/a	n/a
Lot occupancy (building area/lot area)	n/a	n/a	80%	44%	n/a	n/a
Minimum Alley Width (ft. to the tenth)	15	24	n/a	15	9	Special Exception
Principal building height (stories)	n/a	n/a	2	2	n/a	n/a
Principal building height (ft. to the tenth)	n/a	n/a	20	20	n/a	n/a
Accessory building height (stories)	n/a	n/a	n/a	n/a	n/a	n/a
Accessory building height (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Alley Frontage (ft. to the tenth)	n/a	14	n/a	44	n/a	n/a
Rear yard (ft. to the tenth) from abutting non-alley lot	n/a	5	n/a	64	n/a	n/a
Side yard, facing building front on right side (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Side yard, facing building front on left side (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Vehicle parking spaces (number)	n/a	n/a	n/a	n/a	n/a	n/a
Bicycle parking spaces (number)	n/a	n/a	n/a	n/a	n/a	n/a
Loading berths, platforms, and spaces (number and size in ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Pervious surface (%)	n/a	10%	n/a	20%	n/a	n/a
Dwelling units, principal (#)	n/a	n/a	n/a	n/a	n/a	n/a
Other:						