



THE DEPARTMENT OF BUILDINGS
OFFICE OF ZONING ADMINISTRATION

June 11, 2025

REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Kathleen Beeton, Zoning Administrator [Signature] for KAB

PROJECT Address: 2017 Rear 2nd St., NE
INFORMATION: Square, Suffix, Lot: Square 3564, Lot 0039
Zoning District: RF-1
DCRA Permit #: B2502684

SUBJECT: Area variance and special exception to subdivide an existing alley record lot to two new alley record lots and construct a principal dwelling on each new 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]. Rows 1-4 describe area variances and a special exception for zoning sections C-306.1(a-d) and E-5100.1(d) and E-5201.3.

Attachments – Notes and Computation Sheet Lot 1 and Lot 2

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 -10-Z sheet 1		Existing Use: VACANT ALLEY LOT			Date of Review: 6/11/2025	
Property Address: 2017 REAR 2 ND ST., NE		Proposed Use: CREATING RECORD ALLEY LOT			Reviewer: Ramon Washington	
Square: 3564	Lot(s): 0039 (Lot 1)	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.)	4780	3000	n/a	2190	n/a	Variance
Lot width (ft. to the tenth)	44.9	18	n/a	22.5	n/a	n/a
Building area (sq. ft.)	n/a	n/a	1769	815	n/a	n/a
Lot occupancy (building area/lot area)	n/a	n/a	90%	37%	n/a	n/a
Minimum Alley Width (ft. to the tenth)	15	24	n/a	15	9	Variance
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)	44.9	14	n/a	22.5	n/a	n/a
Rear yard (ft. to the tenth) from abutting non-alley lot	n/a	5	n/a	n/a	n/a	n/a
Side yard, facing building front on right side (ft. to the tenth) from abutting non-alley lot	n/a	5	n/a	n/a	n/a	n/a
Side yard, facing building front on left side (ft. to the tenth) from abutting non-alley lot	n/a	5	n/a	3.9	1.1	Special Exception
Vehicle parking spaces (number)	n/a	1	n/a	1	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:						

NOTES AND COMPUTATIONS			
Building Permit: B2502684		Zone: RF-1	N&C Cycle #: 1
DCRA BZA Case: FY-25 -10-Z – sheet – 2		Existing Use: VACANT ALLEY LOT	Date of Review: 6/11/2025
Property Address: 2017 REAR 2 ND ST., NE		Proposed Use: CREATING RECORD ALLEY LOT	Reviewer: Ramon Washington
Square: 3564	Lot(s): 0039 (lot 2)	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.)	4780	3000	n/a	2590	410	Variance
Lot width (ft. to the tenth)	44.9	18	n/a	22.5	n/a	n/a
Building area (sq. ft.)	n/a	n/a	1827	845	n/a	n/a
Lot occupancy (building area/lot area)	n/a	n/a	80%	33%	n/a	n/a
Minimum Alley Width (ft. to the tenth)	15	24	n/a	15	9	Variance
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)	44.9	14	n/a	22.5	n/a	n/a
Rear yard (ft. to the tenth) from abutting non-alley lot	n/a	5	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	1	n/a	1	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	17%	n/a	n/a
Dwelling units, principal (#)	n/a	1	n/a	1	n/a	n/a
Other: Lot Frontage C-306.1(a)	14 ft. of frontage along a public alley with a minimum alley width of 24 ft VARIANCE					