

March 3, 2025

MWdaw for KB

REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Kathleen Beeton, Zoning Administrator

PROJECT INFORMATION: **Address:** 5322 41ST ST NW
Square, Suffix, Lot: Square 1742, Lot 0053
Zoning District: R-2
DCRA Permit #: DK2400045

SUBJECT: **New uncovered deck in the rear**

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

Number	Type of Relief	Zoning Sections	Reason [or Basis]
1	Special Exception	D-208.7 D-5201.1 (b) C-901.2	Extension of nonconforming side yard
2	Area Variance	D-210.1 X-1000.1	Construction of a rear deck and stairs exceeds the maximum lot occupancy of 40%.

Note: All applicants must provide the Office of the Zoning Administrator with submission verification, in the form of a formal receipt from the BZA, within 30 days of the date of this memo. If the BZA Memorandum is not submitted within 30 days, the applicant must request an updated memorandum from the Office of the Zoning Administrator.

NOTES AND COMPUTATIONS					
Building Permit #: DK2400045		Zone: R-2		N&C Cycle #: 3	
DCRA BZA Case #: FY-24		Existing Use: SFD		Date of Review: May 30, 2024 – Revised 3-3-25	
Property Address: 5322 41 st St NW		Proposed Use: SFD		Reviewer: Chyna Barber – Mamadou Ndaw	
Square: 1742	Lot(s): 0052	ZC/BZA Order:			

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	1936	4,000	n/a	1936	n/a	Existing Record lot
Lot width (ft. to the tenth)	19	40.0	n/a	19	n/a	Existing Record lot
Building area (sq. ft.)	1080	n/a	774.4	1362	587.6	Variance
Lot occupancy (total building area of all buildings/lot area)	55	n/a	40	70.3	30.3	Variance
Principal building height (stories)	2	n/a	3	n/a	n/a	n/a
Principal building height (ft. to the tenth)	n/a	n/a	35.0	n/a	n/a	n/a
For portion of a story, finished first floor height above the adjacent finished grade (ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Front yard (ft. to the tenth)	0.0	n/a	n/a	n/a	n/a	n/a
Rear yard (ft. to the tenth)	45.3	20.0	n/a	33.3	n/a	n/a
Side yard (ft. to the tenth)	0	5	n/a	1	4	Special Exception
Vehicle parking spaces (number)	0	1	n/a	0	n/a	Parking Credit
Pervious surface (%)	43	20	n/a	30	n/a	n/a
If there is an accessory building:						
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
Accessory building area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Accessory building setback from center line of alley (ft.)	n/a	n/a	n/a	n/a	n/a	n/a
If there is an accessory apartment:						
Accessory apartment (#)	n/a	n/a	n/a	n/a	n/a	n/a
Principal building gross floor area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Accessory apartment square footage (sq. ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Accessory apartment % of principal dwelling total floor area (%)	n/a	n/a	n/a	n/a	n/a	n/a