


**DC DEPARTMENT OF BUILDINGS
OFFICE OF ZONING ADMINISTRATION
1100 4th Street SW, Washington, DC 20024 | 202.671.3500 | dob.dc.gov**

May 20, 2025

REFERRAL MEMORANDUM (Revised 05/13/2025)

TO: Board of Zoning Adjustment

FROM: Kathleen Beeton  for KAB
Zoning Administrator

PROJECT INFORMATION: **Address:** 1151 ABBEY PL NE
Square, Suffix, Lot: Square 773, Lot 199
Zoning District: RF-1
DOB Permit: DK2500034

SUBJECT: New rear deck and stairs

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	Area variance	E – 210.1 X – 1002.1	The proposed percentage of lot occupancy exceeds the maximum allowed as a matter of right and as a special exception.
2	Special exception	E – 5201.1 (b) E – 207.1 X – 901.1	The proposed rear yard does not comply with the minimum required.

ATTACHMENT: Notes and Computation Sheet (revised 5/13/2025)

Note: All applicants must provide the Office of the Zoning Administration 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 Administration.



Board of Zoning Adjustment
District of Columbia
GOVERNMENT OF THE
DISTRICT OF COLUMBIA
MURIEL BOWSER, MAYOR
CASE NO. 21-199
BZA REF NO. 34

NOTES AND COMPUTATIONS			
Building Permit #:	DK2500034	Zone:	RF-1
DCRA BZA Case #:	FY25-6-Z	Existing Use:	SINGLE DWELLING UNIT
Property Address:	1151 ABBEY PL NE	Proposed Use:	SINGLE DWELLING UNIT
SSL: 0773 0199		ZC/BZA Order:	
		N&C Cycle #:	2
		Date of review:	1/15/2025
		Date of revision:	5/13/2025
		Reviewer:	Ernesto Warren

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	1,038 sq. ft.	1,800 sq. ft.	n/a	1,038 sq. ft.	n/a	
Lot width (ft. to the tenth)	16 ft.	18 ft.	n/a	16 ft.	n/a	
Building area (sq. ft.)	656 sq. ft.	n/a	623 sq. ft.	933 sq. ft.	310 sq. ft.	
Lot occupancy (building area/lot area)	63 %	n/a	60%	90 %	30%	Area variance
Gross floor area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	
Floor area ratio, Non-residential	n/a	n/a	n/a	n/a	n/a	
Principal building height (stories)	2 stories	n/a	3 stories	2 stories	n/a	
Principal building height (ft. to the tenth)	25 ft.	n/a	n/a	25 ft.	n/a	
Accessory building height (stories)	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	
Front yard (ft. to the tenth)	0	0	0	0	n/a	
Rear yard (ft. to the tenth)	12.75	20 ft.	n/a	0	20 ft.	Special exception
Side yard,	n/a	n/a	n/a	n/a	n/a	
Vehicle parking spaces (number)	1 vehicle parking space	1 vehicle parking space	n/a	1 vehicle parking space	n/a	
Other:						

Attachment: Revised memorandum dated 5/13/2025.