

November 14, 2025

REVISED REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Kathleen A. Beeton, AICP, Zoning Administrator  for KAB

PROJECT INFORMATION: **Address:** 6122 Sligo Mill RD NE
 Square, Suffix, Lot: Square 3720, Lot 0006
 Zoning District: R-2
 DCRA Permit #: B2409440

SUBJECT: New two-story accessory building with a proposed Accessory Apartment.

Review of the certificate of occupancy application 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-5201.2 X-901.2	Maximum Building Area

* Notes and Computation sheet attached.

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 #: B2409440		Zone: R-2	N&C Cycle #: 1
DOB BZA Case #:		Existing Use: Single-Family Detached	Date of Review: 01/28/25
Property Address: 6122 SLIGO MILL RD NE		Proposed Use: Single-Family w/ Accessory Apartment	Reviewer: Edwin Andino
Square: 3720	Lot(s): 0006	ZC/BZA Order:	

Item	Existing Conditions	Minimum Required	Maximum Allowed	Proposed by Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	7,842	4,000	N/A	7,842	N/A	COMPLIES
Lot width (ft. to the tenth)	50.74	40	N/A	50.74	N/A	COMPLIES
Building area (sq. ft.)	1,428	N/A	3,136.8	2,100	N/A	COMPLIES
Lot occupancy (building area/lot area)	18.21%	N/A	40%	26.78%	N/A	COMPLIES
Gross floor area (sq. ft.)	N/A	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	N/A
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)	0	N/A	2	2	N/A	COMPLIES
Accessory building height (ft. to the tenth)	0	N/A	22.0'	21.94'	N/A	COMPLIES
Accessory building area (sq. ft.)	N/A	N/A	450 sq. ft.	672 sq. ft.	222 sq. ft.	Special Exception
Front yard (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A	N/A
Rear yard (ft. to the tenth)	+/- 102.0'	25.0'	N/A	+/- 46.0'	N/A	COMPLIES
Distance beyond the rear wall of adjoining buildings	N/A	N/A	N/A	N/A	N/A	N/A
Side yard,	N/A	N/A	N/A	N/A	N/A	N/A
Open court	N/A	N/A	N/A	N/A	N/A	N/A
Closed court, width	N/A	N/A	N/A	N/A	N/A	N/A
Closed court, area sq. ft.	N/A	N/A	N/A	N/A	N/A	N/A
Vehicle parking spaces (number)	1	1	N/A	1	N/A	COMPLIES
Loading berths	N/A	N/A	N/A	N/A	N/A	N/A
Loading Platforms	N/A	N/A	N/A	N/A	N/A	N/A
Loading spaces	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
Dwelling units, accessory (#)	0	N/A	1	1	N/A	COMPLIES
Penthouse setbacks, height, area	N/A	N/A	N/A	N/A	N/A	N/A
Retaining walls	N/A	N/A	N/A	N/A	N/A	N/A
Other:						