



**THE DEPARTMENT OF BUILDINGS
OFFICE OF ZONING ADMINISTRATION**

December 30, 2025

REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment *MDaw for KB*

FROM: Kathleen Beeton, Zoning Administrator

PROJECT INFORMATION: **Address:** 630 RANDOLPH ST NW
Square, Suffix, Lot: Square 3233, Lot 0077
Zoning District: RF-1
DOB Permit #: B2410221

SUBJECT: Rear Addition to existing row single family dwelling.

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	E-207.4, E-5201.1 (a) X-901.2	Distance of addition beyond the rear wall of adjoining building exceeds 10 ft.

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. If the BZA Memorandum is not submitted within 30 days, the applicant must request an updated memorandum from the Office of Zoning Administration.

NOTES AND COMPUTATIONS					
Building Permit #:	B2410221	Zone:	RF-1	N&C Cycle #:	7
DCRA BZA Case #:	21384	Existing Use:	row single dwelling unit	Date of Review:	12/19/2025
Property Address:	630 RANDOLPH ST NW	Proposed Use:	row single dwelling unit	Reviewer:	Kwasi Cook
Square:	3233	Lot(s):	0077	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.)	2800	N/A	N/A	2800	N/A	Existing Record Lot
Lot width (ft. to the tenth)	28	N/A	N/A	28	N/A	Existing Record Lot
Building area (sq. ft.)	1096	N/A	N/A	1670	N/A	N/A
Lot occupancy (building area/lot area)	39%	N/A	60%	59.6%	N/A	Complies
Gross floor area (sq. ft.)	N/A	N/A	N/A	N/A	N/A	N/A
Floor area ratio	N/A	N/A	N/A	N/A	N/A	N/A
Principal building height (stories)	2	N/A	3	2	N/A	Complies
Principal building height (ft. to the tenth)	27	N/A	35	27	N/A	Complies
Lower level designation	Cellar	N/A	N/A	Cellar	N/A	Complies
Distance from existing ground to first floor	2'-11"	N/A	N/A	2'-11"	N/A	Complies
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
Front yard (ft. to the tenth)	N/A	Block Average	N/A	N/A	N/A	N/A
Rear yard (ft. to the tenth)	46	20	N/A	26	N/A	Complies
Distance beyond the rear wall of adjoining buildings	8'	N/A	10'	27'	17'	Relief from E-207.4
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)	0	0	N/A	0	0	No access to alley [C-702.4(a)]
Bicycle parking spaces (number)	N/A	N/A	N/A	N/A	N/A	N/A
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
Green area ratio (score)	N/A	N/A	N/A	N/A	N/A	N/A
Dwelling units, principal (#)	1	N/A	2	1	N/A	Complies
Dwelling units, accessory (#)	N/A	N/A	N/A	N/A	N/A	N/A
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:	Special Exception Zoning Relief: rear addition depth per E-207.4					