



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

June 3, 2026

MWdau for KB

REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Kathleen Beeton, Zoning Administrator

PROJECT INFORMATION: **Address:** 314 DELAFIELD PL NW
Square, Suffix, Lot: Square 3304, Lot 0059
Zoning District: RA-1
DOB Permit #: B2501946

SUBJECT: **Rear addition and increase of dwelling unit count for existing apartment house in RA-1 zone.**

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	U-421.1, X-901.2	Increase of dwelling units in RA-1 zone.
2	Special Exception	F-210.1, F-5201.1(a), X-901.2	Proposed Lot Occupancy exceeds the maximum of 40% allowed in RA-1 zone.
3	Special Exception	C-701.5, C-703.2, X-901.2	Load increase to an apartment building without providing required parking space

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 #: B2501946		Zone: RA-1	N&C Cycle #: 3
DCRA BZA Case #: 21434		Existing Use: 4-Unit Apartment House	Date of Review: 05/11/2026
Property Address: 314 DELAFIELD PL NW		Proposed Use: 6-Unit Apartment House	Reviewer: Kwasi Cook (Rev Cycle 3 assigned to Ernesto Warren)
Square: 3304	Lot(s): 0059	ZC/BZA Order: Active Case	Revised Plans: submitted for OZA review on 05/07/2026

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	3196	N/A	N/A	3196	N/A	Existing Record Lot
Lot width (ft. to the tenth)	34	N/A	N/A	34	N/A	Existing Record Lot
Building area (sq. ft.)	1224	N/A	N/A	1394	N/A	N/A
Lot occupancy (building area/lot area)	38%	N/A	40%	43%	3%	Relief from F-210.1
Gross floor area (sq. ft.)	2424	N/A	N/A	2788	N/A	N/A
Floor area ratio	0.75	N/A	0.9	0.87	N/A	Compliant
Principal building height (stories)	2	N/A	3	2	N/A	Compliant
Principal building height (ft. to the tenth)	23.5	N/A	40	23.5	N/A	Compliant
Lower level designation	Cellar	N/A	N/A	Cellar	N/A	N/A
Distance from existing ground to first floor	1'	N/A	N/A	1'	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
Front yard (ft. to the tenth)	N/A	Block Average	N/A	15	N/A	Compliant
Rear yard (ft. to the tenth)	N/A	24.6	N/A	28	N/A	Compliant
Distance beyond the rear wall of adjoining buildings	5	N/A	N/A	5	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)	0	1	N/A	0	1	Relief from C-701.5
Bicycle parking spaces (number)	0	0	N/A	0	0	Compliant
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 (#)	4	N/A	Existing (4)	6	2 units	Relief from U-421.1
Dwelling units, accessory (#)	0	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:	Requested Relief: increase of dwelling units in RA-1 zone per U-421.1; exceed max Lot Occupancy per F-210.1; vehicle parking per C-701.5.					