



**BEFORE THE ZONING COMMISSION OR
BOARD OF ZONING ADJUSTMENT FOR THE DISTRICT OF COLUMBIA**



FORM 150 – MOTION FORM

**THIS FORM IS FOR PARTIES ONLY. IF YOU ARE NOT A PARTY PLEASE FILE A
FORM 153 – REQUEST TO ACCEPT AN UNTIMELY FILING OR TO REOPEN THE RECORD.**

Before completing this form, please review the instructions on the reverse side. Print or type all information unless otherwise indicated. All information must be completely filled out.

CASE NO.: 21446

Motion of: Applicant Petitioner Appellant Party Intervenor Other _____

PLEASE TAKE NOTICE, that the undersigned will bring a motion to:

Request the Board waive the thirty (30) day filing requirement for prehearing submissions as prescribed under subtitle Y § 300.15, and permissible pursuant to Subtitle Y § 300.17.

Points and Authorities:

On a separate sheet of 8 1/2" x 11" paper, state each and every reason why the Zoning Commission (ZC) or Board of Zoning Adjustment (BZA) should grant your motion, including relevant references to the Zoning Regulations or Map and where appropriate a concise statement of material facts. If you are requesting the record be reopened, the document(s) that you are requesting the record to be reopened for must be submitted separately from this form. No substantive information should be included on this form (see instructions).

Consent:

Did movant obtain consent for the motion from all affected parties?

- Yes, consent was obtained by all parties Consent was obtained by some, but not all parties
 No attempt was made Despite diligent efforts consent could not be obtained

Further Explanation: _____

CERTIFICATE OF SERVICE

I hereby certify that on this day of month,

I served a copy of the foregoing Motion to each Applicant, Petitioner, Appellant, Party, and/or Intervenor, and the Office of Planning

in the above-referenced ZC or BZA case via: Mailed letter Hand delivery E-Mail Other _____

Signature: 

Print Name: Shantese M. Swinson

Address: 1324 Kenyon Street, NW Washington, DC 20010

Phone No.: (202) 359-9613

E-Mail: smswinsonbiz@gmail.com

Board of Zoning Adjustment
District of Columbia
CASE NO. 21446
EXHIBIT NO. 26



THE DEPARTMENT OF BUILDINGS
OFFICE OF ZONING ADMINISTRATION

May 18, 2026

REFERRAL MEMORANDUM - REVISED

TO: Board of Zoning Adjustment
FROM: Kathleen Beeton, Zoning Administrator [Signature] for KAB

PROJECT INFORMATION: Address: 1324 Kenyon St., NW
Square, Suffix, Lot: Square 2848, Lot 0842
Zoning District: RF-1
DOB Permit #: B2507143

SUBJECT: 3-story rear addition, exceeding lot occupancy, & extending greater than ten feet of the exterior wall of the neighboring property to an 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:

Table with 4 columns: Number, Type of Relief, Zoning Sections, Reason [or Basis]. Contains 2 rows of zoning relief details.

* Revised notes and computation sheet attached.

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.

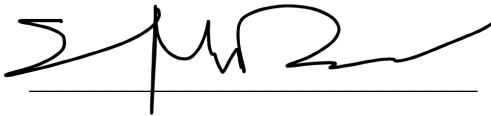
NOTES AND COMPUTATIONS			
Building Permit: B2507143		Zone: RF-1	N&C Cycle #: 1
DOB BZA Case: FY-26-5-Z REVISED		Existing Use: ROW SFD	Date of Review: 5/14/2026
Property Address: 1324 KENYON ST., NW		Proposed Use: ROW SFD	Reviewer: Ramon Washington
Square: 2848	Lot(s): 0842	ZC/BZA Order: N/A	

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	3707	1800	n/a	3707	n/a	n/a
Lot width (ft. to the tenth)	25	18	n/a	25	n/a	n/a
Building area (sq. ft.)	1218	n/a	2224	2471	247	Special Exception E210.1
Lot occupancy (building area/lot area)	46%	n/a	60%	66%	6	Special Exception E210.1
Gross floor area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Floor area ratio (FAR), total (gross floor area/lot area)	n/a	n/a	n/a	n/a	n/a	n/a
Floor area ratio (FAR), Non-residential (non-residential gross floor area/lot area)	n/a	n/a	n/a	n/a	n/a	n/a
Principal building height (stories)	n/a	n/a	3	3	n/a	n/a
Principal building height (ft. to the tenth)	n/a	n/a	35	34	n/a	n/a
Front yard (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Rear yard (ft. to the tenth)	21	20	n/a	21	n/a	n/a
10ft. Rear yard setback frm. Exterior wall of adjoining property (ft. to the tenth)	n/a	n/a	10	13	3	Special Exception E207.4
Side yard, facing building front on right side (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Side yard, facing building front on left side (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Vehicle parking spaces (number)	1	1	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	2	1	n/a	n/a
Dwelling units, accessory (#)	n/a	n/a	n/a	n/a	n/a	n/a
Other:						

May 28, 2026

CERTIFICATE OF SERVICE - BZA Case No.: 21446 – FORM 150

I hereby certify that on May 28, 2026, a copy of this package was served by electronic mail to planning@dc.gov and ANC 1A06 Commissioner Anthony Thomas – Davis, 1A06@anc.dc.gov respectively.

A handwritten signature in black ink, appearing to read 'S M Swinson', is written above a horizontal line.

Shantese M. Swinson