

May 12, 2026

REFERRAL MEMORANDUM

MWdau for KB

TO: Board of Zoning Adjustment

FROM: Kathleen Beeton, Zoning Administrator

PROJECT INFORMATION: **Address:** 5020 Belt St NW
 Square, Suffix, Lot: Square 1756, Lot 0844
 Zoning District: R-1B
 DCRA Permit #: SD2600037

SUBJECT: **Proposed 1-story accessory building in rear.**

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	D-5004.1 (a) D-5201.2 (c) X-901.2	Proposed accessory building not properly setback from alley centerline.

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 #: SD2600037		Zone: R-1B			N&C Cycle #: 1	
DOB BZA Case #: FY-26-12-Z		Existing Use: SFD			Date of Review: 2/25/2025	
Property Address: 5020 Belt Rd NW		Proposed Use: SFD			Reviewer: Mamadou Ndaw	
Square: 1756	Lot(s): 0844	ZC/BZA Order:				
Item	Existing Conditions	Minimum Required	Maximum Allowed	Proposed by Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	2806	5000	N/A	2806	N/A	N/A
Lot width (ft. to the tenth)	26.8	50	N/A	26.8	N/A	N/A
Building area (sq. ft.)	794.2	N/A	N/A	894.2	N/A	N/A
Lot occupancy (building area/lot area)	28.3%	N/A	N/A	36.78%	N/A	N/A
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	29.5	N/A	N/A
Lower level designation	N/A	N/A	N/A	N/A	N/A	N/A
Accessory building height (stories)	N/A	N/A	2	1	N/A	N/A
Accessory building height (ft. to the tenth)	N/A	N/A	22.0	9.6	N/A	N/A
Accessory building rear yard (from any alley centerline (ft. to the tenth)	N/A	7.5	N/A	5	2.5	D-5004.1(a)
Accessory building side yard (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A	Accessory building is located in the rear yard
Front yard (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A	N/A
Rear yard (ft. to the tenth)	46.66'	20.0'	N/A	46.66'	N/A	N/A
Side yard,	6.6'	5.0'	N/A	6.6'	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)	2	1	N/A	2	N/A	N/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 (%)	67.5%	50%	N/A	64%	N/A	N/A
Dwelling units, principal (#)	1	N/A	1	1	N/A	N/A
Dwelling units, accessory (#)	N/A	N/A	N/A	N/A	N/A	N/A
Other:						