

DC DEPARTMENT OF BUILDINGS
OFFICE OF ZONING ADMINISTRATION
1100 4th Street SW, Washington, DC 20024 | 202.671.3500 | dob.dc.gov

June 10, 2024

REFERRAL MEMORANDUM

MNdaw for KB

TO: Board of Zoning Adjustment

FROM: Kathleen Beeton
Zoning Administrator

PROJECT INFORMATION: **Address:** 2610 MONROE ST NE
Square, Suffix, Lot: Square 4312, Lot 0008
Zoning District: R-1B
DCRA Permit #: B2405653

SUBJECT: Rear 2-story addition.

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 – 5201.1 (b) D – 208.7 X – 901.2 | The proposed side yard setback does not comply with the minimum required. |

Note: *All applicants must provide the Office of the 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 the Zoning Administration.*



| NOTES AND COMPUTATIONS | | | | | | |
|------------------------|-------------------|---------------|----------------------|--|-----------------|----------------|
| Building Permit #: | B2405653 | Zone: | R-1B | | N&C Cycle #: | 1 |
| DCRA BZA Case #: | | Existing Use: | SINGLE DWELLING UNIT | | Date of Review: | 6/2/2024 |
| Property Address: | 2610 MONROE ST NE | Proposed Use: | SINGLE DWELLING UNIT | | Reviewer: | Ernesto Warren |
| SSL: 4312 | 0008 | ZC/BZA Order: | | | | |

| Item | Existing Conditions | Minimum Required | Maximum Allowed | Provided by Proposed Construction | Variance Deviation/% | Notes/Zoning Relief Required |
|--|---------------------------------|-------------------------|---------------------------|-----------------------------------|----------------------|--|
| Lot area (sq. ft.) | 6,212 sq. ft. | 5,000 sq. ft. | n/a | 6,212 sq. ft. | n/a | |
| Lot width (ft. to the tenth) | 40 ft. | 50 ft. | n/a | 40 ft. | n/a | Existing condition |
| Building area (sq. ft.) | 1,128 sq. ft. | n/a | 2,485 sq. ft. | 1,146 sq. ft. | n/a | |
| Lot occupancy (building area/lot area) | 18% | n/a | 40% | 19% | n/a | |
| Principal building height (stories) | 2 stories | n/a | 3 stories | 2 stories | n/a | |
| Principal building height (ft. to the tenth) | 18 ft. | n/a | 40 ft. | 27 ft. | n/a | |
| Front yard (ft. to the tenth) | 10 ft. | No data provided | No data provided | 10 ft. | n/a | The front setback is not subject of this review. |
| Rear yard (ft. to the tenth) | 92 ft. | 25 ft. | n/a | 92 ft. | n/a | |
| Side yard, left | 3.9 ft. | 8 ft. | n/a | 3.9 ft. | 1.1 ft. | Special exception |
| Side yard, right | 10.1 ft. | 8 ft. | n/a | 10.1 ft. | n/a | |
| Vehicle parking spaces (number) | 1 vehicle parking space in rear | 1 vehicle parking space | n/a | 1 vehicle parking space | n/a | |
| Pervious surface (%) | n/a | n/a | n/a | n/a | n/a | |
| Dwelling units, principal (#) | 1 principal dwelling unit | n/a | 1 principal dwelling unit | 1 principal dwelling unit | n/a | |
| Dwelling units, accessory (#) | 1 accessory dwelling unit | n/a | n/a | n/a | n/a | |
| Other: | | | | | | |