



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

December 19, 2024

REFERRAL MEMORANDUM

MWdaw for KB

TO: Board of Zoning Adjustment

FROM: Kathleen Beeton, Zoning Administrator

PROJECT INFORMATION: **Address:** 4525 River Rd., NW
 Square, Suffix, Lot: Square 1574, Lot 0018
 Zoning District: R-1B
 DCRA Permit #: B2404675

SUBJECT: **Proposed 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-5003.1 D-5201.2 (b) X-901.1	Proposed accessory building exceeds maximum building area.
2.	Special Exception	D-5004.1 (a) D-5201. X-901.1	Proposed accessory building encroaches in the required rear yard.
3.	Special Exception	D-210.1 D-5201.1 (a) X-901.1	Proposed accessory building in excess of maximum lot occupancy

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.