

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

August 19, 2024

**REFERRAL MEMORANDUM**

**TO:** Board of Zoning Adjustment

**FROM:** Kathleen Beeton  
Zoning Administrator

*MNdaw for KB*

**PROJECT INFORMATION:** **Address:** 3719 S ST NW  
**Square, Suffix, Lot:** Square 1308, Lot 63  
**Zoning District:** R-3/GT  
**DCRA Permit #:** B2401148

**SUBJECT:** Rear addition to existing single dwelling unit.

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]
3	Special Exception	D – 5201.1(b) D – 207.4 D – 207.5 X – 901.2	The proposed rear wall extends more than 10 ft. from the farthest rear wall of an adjoining building.

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 #:	B2401148	Zone:	R-3/GT		N&C Cycle #:	
DCRA BZA Case #:	FY24-51-Z	Existing Use:	SINGLE DWELLING UNIT – ROW		Date of Review:	
Property Address:	3719 S ST NW	Proposed Use:	SINGLE DWELLING UNIT – ROW		Reviewer:	Ernesto Warren
SSL: 1368	0063	ZC/BZA Order:				

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	2,281 sq. ft.	2,000 ft.	n/a	<b>2,281 ft.</b>	n/a	
Lot width (ft. to the tenth)	18.25 ft.	20 ft.	n/a	<b>18.25 ft.</b>	n/a	
Building area (sq. ft.)	794 sq. ft.	n/a	1,369 sq. ft.	<b>888 sq. ft.</b>	n/a	
Lot occupancy (building area/lot area)	34 %	n/a	60 %	<b>39 %</b>	n/a	
Principal building height (stories)	3 stories	n/a	3 stories	<b>3 stories</b>	n/a	
Principal building height (ft. to the tenth)	33 ft.	n/a	35 ft.	<b>33 ft.</b>	n/a	
Accessory building height (stories)	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	
Front yard (ft. to the tenth)	32 ft.	32 ft.	32 ft.	<b>32 ft.</b>	n/a	
Rear yard (ft. to the tenth)	56 ft.	20 ft.	n/a	<b>44 ft.</b>	n/a	
Proposed rear wall distance from the farthest rear wall of all adjoining buildings	<b>9.2 ft.</b>	<b>n/a</b>	<b>10 ft.</b>	<b>13.9 ft.</b>	<b>3.9 ft.</b>	Special exception
Vehicle parking spaces (number)	1 vehicle parking space	1 vehicle parking space	n/a	<b>2 vehicle parking spaces</b>	n/a	
Pervious surface (%)	n/a	20 %	n/a	<b>30 %</b>	n/a	
Dwelling units, principal (#)	n/a	n/a	n/a	<b>n/a</b>	n/a	