

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

March 06, 2025

REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment

MWdaw for KB

FROM: Kathleen Beeton
Zoning Administrator

PROJECT INFORMATION: **Address:** 1151 ABBEY PL NE
Square, Suffix, Lot: Square 773, Lot 199
Zoning District: RF-1
DOB Permit #: DK2500034

SUBJECT: New rear deck and stairs

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	Area variance	E – 210.1 X – 1002.1	The proposed percentage of lot occupancy exceeds the maximum allowed as a matter of right and as a special exception.
2	Special exception	E – 5201.1 (b) E – 207.1 X – 901.1	The proposed rear yard does not comply with the minimum rear yard requirement.

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.



Board of Zoning Adjustment
District of Columbia
GOVERNMENT OF THE DISTRICT OF COLUMBIA
CASE NO. 21205
MURIEL BOWSER, MAYOR