

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

January 15, 2025

**REFERRAL MEMORANDUM**

**TO:** Board of Zoning Adjustment

**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  
CASE NO. 21-295  
EX-17-ND-9