

November 19 2024

**REFERRAL MEMORANDUM**

**TO:** Board of Zoning Adjustment

*MWdaw for KB*

**FROM:** Kathleen Beeton, Zoning Administrator

**PROJECT INFORMATION:** **Address:** 1111 Buchanan St NW  
**Square, Suffix, Lot:** Square 2920, Lot 0016  
**Zoning District:** R-1-B  
**DCRA Permit #:** B2310666

**SUBJECT:** Addition to a nonconforming accessory building

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-901.2	The existing accessory building and proposed addition exceeds the maximum allowable building area.

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

NOTES AND COMPUTATIONS						
Building Permit #:	B2310666	Zone:	R-1-B	N&C Cycle #:	3	
DCRA BZA Case #:	FY-24-3-Z	Existing Use:	Single Family	Date of Review:	September 30, 2024	
Property Address:	1111 Buchanan St NW	Proposed Use:	Single Family	Reviewer:	Chyna Barber	
Square: 2920	Lot(s): 0016	ZC/BZA Order:				
Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	6110	5000	n/a	n/a	n/a	n/a
Lot width (ft. to the tenth)	n/a	50	n/a	n/a	n/a	n/a
Building area (sq. ft.)	2458	n/a	2444	2302	n/a	n/a
Lot occupancy (total building area of all buildings/lot area)	25	n/a	40	37.7	n/a	n/a
Principal building height (stories)	n/a	n/a	n/a	n/a	n/a	n/a
Principal building height (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
For portion of a story, finished first floor height above the adjacent finished grade (ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Front yard (ft. to the tenth)	0.0	n/a	n/a	n/a	n/a	n/a
Rear yard (ft. to the tenth)	75	25	n/a	48	n/a	n/a
Side yard, facing principal building front on right side (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Side yard, facing principal building front on left side (ft. to the tenth)	n/a	n/a	12	0.0	n/a	n/a
Vehicle parking spaces (number)	1	n/a	n/a	1	n/a	n/a
Pervious surface (%)	n/a	n/a	n/a	n/a	n/a	n/a
<i>If there is an accessory building:</i>						
Accessory building height (stories)	n/a	n/a	2	2	n/a	n/a
Accessory building height (ft. to the tenth)	n/a	n/a	22	22	n/a	n/a
Accessory building area (sq. ft.)	<b>n/a</b>	<b>n/a</b>	<b>450</b>	<b>781.6</b>	<b>331.6</b>	<b>Special Exception</b>
Accessory building setback from center line of alley (ft.)	n/a	7.5	n/a	11.5	n/a	n/a
Accessory building in the required rear yard	Yes:	No: X				
Accessory apartment (#)	n/a	n/a	n/a	n/a	n/a	n/a
Principal building gross floor area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Accessory apartment square footage (sq. ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Accessory apartment % of principal dwelling total floor area (%)	n/a	n/a	n/a	n/a	n/a	n/a