



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

December 19, 2024

REFERRAL MEMORANDUM - REVISED

TO: Board of Zoning Adjustment

FROM: Kathleen Beeton, Zoning Administrator *EW* for KAB

PROJECT INFORMATION: **Address:** 4248 Benning Rd., NE
 Square, Suffix, Lot: Square 5087, Lot 0856
 Zoning District: RA-1
 DCRA Permit #: B2304644

SUBJECT: **Proposed use and area variances for a new accessory building that exceeds the floor area ratio and extends an existing non-conforming use.**

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	Use Variance	U-401.1 X-1000.1	An expansion to an existing non-conforming beauty salon.
2	Area Variance	F-201.1 X-1000.1	Proposed accessory building addition exceeding the maximum floor area ratio.
3	Area Variance	F-210.1 X-1000.1	Proposed accessory building exceeding 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.

NOTES AND COMPUTATIONS			
Building Permit #: B2304644 REVISED		Zone: RA-1	N&C Cycle #: 1
DCRA BZA Case #: FY-24 – 33-Z		Existing Use: BEAUTY SALON	Date of Review: 8/5/2024
Property Address: 4248 Benning Rd., NE		Proposed Use: EXTEND NON-RESIDENTIAL FLOOR AREA RATIO TO AN EXISTING NON-CONFORMING STRUCTURE	Reviewer: Ramon Washington
Square: 5087	Lot(s): 0856	ZC/BZA Order: N/A	

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	2060	n/a	n/a	n/a	n/a	n/a
Lot width (ft. to the tenth)	18.54	n/a	n/a	n/a	n/a	n/a
Building area (sq. ft.)	1088	n/a	824	1487	663	Area Variance
Lot occupancy (building area/lot area)	52%	n/a	40%	72%	32%	Area Variance
Gross floor area (sq. ft.)	2004.5	n/a	1854	2261.6	412	Area Variance
Floor area ratio (FAR), Non-residential (non-residential gross floor area/lot area)	0.97	n/a	0.9	1.1	0.2	Area Variance
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	50	n/a	n/a	n/a
Accessory building height (stories)	n/a	n/a	2	1	n/a	n/a
Accessory building height (ft. to the tenth)	n/a	n/a	22	9.72	n/a	n/a
Front yard (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Rear yard (ft. to the tenth)	51	20	n/a	22.39	n/a	n/a
Side yard, facing building front on right side (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Side yard, facing building front on left side (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Court(s), open (width by depth in ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Court(s), closed (width by depth in ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Vehicle parking spaces (number)	n/a	n/a	n/a	n/a	n/a	n/a
Bicycle parking spaces (number)	n/a	n/a	n/a	n/a	n/a	n/a

Loading berths, platforms, and spaces (number and size in ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Pervious surface (%)	n/a	n/a	n/a	n/a	n/a	n/a
Green area ratio (score)	n/a	n/a	n/a	n/a	n/a	n/a
Dwelling units, principal (#)	n/a	n/a	n/a	n/a	n/a	n/a
Dwelling units, accessory (#)	n/a	n/a	n/a	n/a	n/a	n/a
Other:						