


March 5, 2025

**REFERRAL MEMORANDUM**

**TO:** Board of Zoning Adjustment

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

**PROJECT INFORMATION:**      **Address:** 1142 44TH PL SE  
   **Square, Suffix, Lot:** Square 5361, Lot 0841  
   **Zoning District:** R-1B  
   **DCRA Permit #:** B2306410

**SUBJECT:**                      **Rear two-story + cellar addition to an existing single-family detached dwelling.**

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-5004.1,<br>D-5201.1<br>X-901.2 | Proposed addition increases a non-conforming condition and does not provide the required rear yard to an existing accessory structure. |

*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 #: B2306410                          |   | Zone: R-1B                           |                 |                          | N&C Cycle #: 2           |                              |
| DOB BZA Case #:                                      |   | Existing Use: Single-Family Detached |                 |                          | Date of Review: 05/15/24 |                              |
| Property Address: 1142 44TH PL SE                    |   | Proposed Use: unchanged              |                 |                          | Reviewer: Edwin Andino   |                              |
| Square: 5361   | Lot(s): 0841  | ZC/BZA Order:                        |                 |                          |                          |                              |
| Item   | Existing Conditions   | Minimum Required                     | Maximum Allowed | Proposed by Construction | Variance Deviation/%     | Notes/Zoning Relief Required |
| Lot area (sq. ft.)                                   | 5294  | 5000                                 | N/A             | Unchanged                | N/A                      | COMPLIES                     |
| Lot width (ft. to the tenth)                         | 52.0  | 50.0                                 | N/A             | Unchanged                | N/A                      | COMPLIES                     |
| Building area (sq. ft.)                              | 1643  | N/A                                  | 3176.4          | 1978                     | N/A                      | COMPLIES                     |
| Lot occupancy (building area/lot area)               | 31.03%  | N/A                                  | 40%             | 37%                      | N/A                      | COMPLIES                     |
| Gross floor area (sq. ft.)                           | N/A   | N/A                                  | N/A             | N/A                      | N/A                      | N/A                          |
| Floor area ratio, Non-residential                    | N/A   | N/A                                  | N/A             | N/A                      | N/A                      | N/A                          |
| Principal building height (stories)                  | 2   | N/A                                  | 3               | 2                        | N/A                      | COMPLIES                     |
| Principal building height (ft. to the tenth)         | 23.83'  | N/A                                  | 40.0'           | 12.92'                   | N/A                      | COMPLIES                     |
| Lower level designation                              | CELLAR  | N/A                                  | N/A             | N/A                      | N/A                      | COMPLIES                     |
| Distance from existing ground to first floor         | 1.0'  | N/A                                  | 5.0'            | Unchanged                | N/A                      | COMPLIES                     |
| Accessory building height (stories)                  | N/A   | 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                      | 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)                         | 50.3'   | 25.0'                                | N/A             | +/- 35.3'                | N/A                      | COMPLIES                     |
| Distance beyond the rear wall of adjoining buildings | N/A   | N/A                                  | N/A             | N/A                      | N/A                      | N/A                          |
| Side yard,   | 6.5'  | 8.0'                                 | N/A             | 6.5'                     | N/A                      | Ok per Sub D 208.7           |
| Open court   | N/A   | N/A                                  | N/A             | N/A                      | N/A                      | N/A                          |
| Closed court, width                                  | N/A   | N/A                                  | N/A             | N/A                      | N/A                      | N/A                          |
| Closed court, area sq. ft.                           | N/A   | N/A                                  | N/A             | N/A                      | N/A                      | N/A                          |
| Vehicle parking spaces (number)                      | 1   | 1                                    | N/A             | 1                        | N/A                      | COMPLIES                     |
| Bicycle parking spaces (number)                      | N/A   | N/A                                  | N/A             | N/A                      | N/A                      | N/A                          |
| Loading berths                                       | N/A   | N/A                                  | N/A             | N/A                      | N/A                      | N/A                          |
| Loading Platforms                                    | N/A   | N/A                                  | N/A             | N/A                      | N/A                      | N/A                          |
| Loading spaces                                       | 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                          |
| Penthouse setbacks, height, area                     | N/A   | N/A                                  | N/A             | N/A                      | N/A                      | N/A                          |
| Retaining walls                                      | N/A   | N/A                                  | N/A             | N/A                      | N/A                      | N/A                          |
| Other:   | Special Exception per Sub D 5004.1(a) for two (2) existing accessory building in the required rear yard |                                      |                 |                          |                          |                              |