


November 22, 2024

**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, D-5201.1 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					