

March 3, 2025

**REFERRAL MEMORANDUM**

*MWdaw for KB*

**TO:** Board of Zoning Adjustment

**FROM:** Kathleen Beeton, Zoning Administrator

**PROJECT INFORMATION:**      **Address:** 2759 WOODLEY PL NW  
   **Square, Suffix, Lot:** Square 2206, Lot 0120  
   **Zoning District:** RF-1  
   **DCRA Permit #:** B2500080

**SUBJECT:**                      **Renovation of an existing Two-Family Flat, with one-story rear addition.**

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-1000.1	Proposed one-story rear addition that exceeds maximum lot occupancy
1	Special Exception	E-207.1 E-5201.1 (b) X-901.2	Proposed one-story rear addition that encroaches in the required rear yard
1	Special Exception	C-701.10 C-703.2 X-901.2	Reduction in number of off-street parking spaces below the minimum required

*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 #: B2500080		Zone: RF-1			N&C Cycle #: 2	
DOB BZA Case #:		Existing Use: Two-Family Flat			Date of Review: 2/10/2025	
Property Address: 2759 WOODLEY PL NW		Proposed Use: Unchanged			Reviewer: Edwin Andino	
Square: 2206	Lot(s): 0120	ZC/BZA Order:				
Item	Existing Conditions	Minimum Required	Maximum Allowed	Proposed by Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	1700 SF	1800	N/A	Unchanged	N/A	Existing Record Lot
Lot width (ft. to the tenth)	20.0'	18.0'	N/A	Unchanged	N/A	Existing Record Lot
Building area (sq. ft.)	1077.4 *	N/A	1020	1247.4	227.4	Area Variance – Sub E 210.1
Lot occupancy (building area/lot area)	63.68%	N/A	60%	73.37%	13.37%	Area Variance – Sub E 210.1
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)	3	N/A	3	1	N/A	COMPLIES
Principal building height (ft. to the tenth)	28.61'	N/A	35.0'	9.16'	N/A	COMPLIES
Lower level designation	N/A	N/A	N/A	N/A	N/A	N/A
Distance from existing ground to first floor	N/A	N/A	N/A	N/A	N/A	N/A
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)	26.23'	20.0'	N/A	14.25	5.75	Special Exception - Sub E 207.1
Distance beyond the rear wall of adjoining buildings	0.0'	N/A	10.0'	8.16'	N/A	COMPLIES
Side yard,	N/A	N/A	N/A	N/A	N/A	N/A
Open court	N/A	N/A	N/A	N/A	N/A	N/A
Vehicle parking spaces (number)	2	1	N/A	0	1	Special Exception – Sub C 701.10
Vehicle Parking Clearance (C-712.7) (ft. to the tenth)	N/A	6.6	N/A	8.5	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 (#)	2	N/A	2	Unchanged	N/A	COMPLIES
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: *	No documentation can be found to demonstrate the non-conforming rear deck was lawfully constructed, as such, relief will need to be sought from the Board of Zoning Adjustment(BZA) to allow for the non-conforming structure to remain.					