



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

January 24, 2025

REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Kathleen Beeton, Zoning Administrator

PROJECT INFORMATION: **Address:** 903 R St., NW
 Square, Suffix, Lot: Square 0363, Lot 0002
 Zoning District: RF-1
 DCRA Permit #: DK2400223

SUBJECT: **1-story rear deck and spiral stair addition to an existing row 2-unit flat.**

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	E-210.1 E-5201.1(a) X-901.2	Proposed rear 1-story deck and spiral stair addition exceeding the maximum 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 #: DK2400223		Zone: RF-1	N&C Cycle #: 1
DCRA BZA Case #: FY-24 – 56-Z		Existing Use: 2-UNIT FLAT	Date of Review: 9/20/2024
Property Address: 903 R St., NW		Proposed Use: NEW REAR DECK & SPIRAL STAIR	Reviewer: Ramon Washington
Square: 0363	Lot(s): 0002	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.)	1900	1800	n/a	n/a	n/a	n/a
Lot width (ft. to the tenth)	20	18	n/a	n/a	n/a	n/a
Building area (sq. ft.)	1070	n/a	1140	1275	135	Special Exception
Lot occupancy (building area/lot area)	56%	n/a	60%	63%	3%	Special Exception
Gross floor area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Floor area ratio (FAR), total (gross floor area/lot area)	n/a	n/a	n/a	n/a	n/a	n/a
Floor area ratio (FAR), Non-residential (non-residential gross floor area/lot area)	n/a	n/a	n/a	n/a	n/a	n/a
Principal building height (stories)	n/a	n/a	3	1	n/a	n/a
Principal building height (ft. to the tenth)	n/a	n/a	35	16	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)	36	20	n/a	24	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
Vehicle parking spaces (number)	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
Dwelling units, principal (#)	1	n/a	1	1	n/a	n/a
Other:						