

DC DEPARTMENT OF BUILDINGS  
OFFICE OF ZONING ADMINISTRATION  
1100 4<sup>th</sup> Street SW, Washington, DC 20024 | 202.671.3500 | dob.dc.gov

January 7, 2025

REFERRAL MEMORANDUM

*MWdau for KB*

TO: Board of Zoning Adjustment

FROM: Kathleen Beeton  
Zoning Administrator

PROJECT INFORMATION: Address: 28 46th Pl NE  
Square, Suffix, Lot: Square 513866, Lot 0077  
Zoning District: R-2  
DCRA Permit #: B2205045/Wall Check

SUBJECT: As-built addition that extends farther than 10 feet from  
adjoining principal residential building.

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 – 207.4 D – 207.5 X – 901.2	Rear addition that extends farther than 10 feet from adjoining principal residential building.

*Note: All applicants must provide the Office of the 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 the Zoning Administration.*



<b>NOTES AND COMPUTATIONS</b>			
Building Permit #: B2205045		Zone: R-2	N&C Cycle #: 1
DCRA BZA Case #:		Existing Use:	Date of Review: January 3, 2025
Property Address: 28 46TH PL NE		Proposed Use: Rear two-story addition with a basement and alteration	Reviewer: Greg Garland
Square: 5138	Lot(s): 0077	ZC/BZA Order:	

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	2,563	3,000	n/a	2,563	n/a	
Lot width (ft. to the tenth)	n/a	30	n/a	25	n/a	
Building area (sq. ft.)	700	n/a	1,025.2	966	n/a	
Lot occupancy (building area/lot area)	27.3	n/a	40	37.6	n/a	
Principal building height (stories)	2	n/a	3	2	n/a	
Principal building height (ft. to the tenth)	25	n/a	40	25	n/a	
Lower level designation	cellar	n/a	n/a	n/a	n/a	
Distance from existing ground to first floor	4.09	n/a	5	4.09	n/a	
Rear yard (ft. to the tenth)	48.8	20	n/a	33.40	n/a	
Distance beyond the rear wall of adjoining buildings	0	n/a	10	15	5	D 207.4
Side yard,	5.8	8	n/a	7.70	0.3	D 208.3
Vehicle parking spaces (number)	n/a	n/a	n/a	n/a	n/a	
Pervious surface (%)	71.8	30	n/a	59	n/a	
Dwelling units, principal (#)	1	n/a	1	1	n/a	