

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

March 31, 2025

REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment

MN daw for KB

FROM: Kathleen Beeton
Zoning Administrator

PROJECT INFORMATION: **Address:** 1631 A ST SE
Square, Suffix, Lot: 1086 0804
Zoning District: RF-1
DCRA Permit #: B2410085

SUBJECT: Load increase to apartment building from 4 to 6 dwelling units

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	Use Variance	U – 301.1(b) U – 301.5(b) X – 1000.1	Load increase to apartment building with lot area less than 900 SF per dwelling unit.

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.*



NOTES AND COMPUTATIONS			
Building Permit #: B2410085		Zone: RF-1	N&C Cycle #: 1
DOB BZA Case #:		Existing Use:	Date of Review: November 6, 2024
Property Address: 1631 A ST SE		Proposed Use: Convert 4-unit apartment building into 6-unit apartment building	Reviewer: Greg Garland
Square: 1086	Lot(s): 0804	ZC/BZA Order:	

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	2,000	5,400	n/a	2,000	3,400	Per U-301.5(b)
Lot width (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	
Building area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	
Lot occupancy (building area/lot area)	n/a	n/a	n/a	n/a	n/a	
Principal building height (stories)	n/a	n/a	n/a	n/a	n/a	
Principal building height (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	
Lower level designation	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	
Front yard (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	
Rear yard (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	
Distance beyond the rear wall of adjoining buildings	n/a	n/a	n/a	n/a	n/a	
Side yard,	n/a	n/a	n/a	n/a	n/a	
Vehicle parking spaces (number)	n/a	n/a	n/a	n/a	n/a	
Pervious surface (%)	n/a	n/a	n/a	n/a	n/a	
Dwelling units, principal (#)	4	n/a	2	6	2	Area - variance U 301.1 (b)
Dwelling units, accessory (#)	n/a	n/a	n/a	n/a	n/a	