

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

May 2, 2025

REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Kathleen Beeton *EW* for KAB
Zoning Administrator

PROJECT INFORMATION: **Address:** 3564 Alton Place NW
Square, Suffix, Lot: Square 1970, Lot 0082
Zoning District: R-1B
DCRA Permit: B2004575

SUBJECT: New 4-story single dwelling unit

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	D – 203.2 X – 1000.1	The proposed height and number of stories exceed the maximum permitted.

ATTACHMENT: Notes and Computation Sheet

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 #: B2004575		Zone: R-1B			N&C Cycle #: 1	
DCRA BZA Case #: FY25-13-Z		Existing Use: SINGLE DWELLING UNIT			Date of Review: 5/2/2025	
Property Address: 3564 ALTON PL NW		Proposed Use: SINGLE DWELLING UNIT			Reviewer: Ernesto Warren	
SSL: 1970 0082		ZC/BZA Order:				

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	6,100 sq. ft.	5,000 sq. ft.	n/a	6,100 sq. ft.	n/a	
Lot width (ft. to the tenth)	50 ft.	50 ft.	n/a	50 ft.	n/a	
Building area (sq. ft.)	1,955 sq. ft.	n/a	3,660 sq. ft.	1,955 sq. ft.	n/a	
Lot occupancy (building area/lot area)	32%	n/a	40%	32%	n/a	
Principal building height (stories)	4 stories	n/a	3 stories	4 stories	1 story	Area variance
Principal building height (ft. to the tenth)	43 ft.	n/a	40 ft.	43 ft.	3 ft.	Area variance
Front yard (ft. to the tenth)	21 ft.	n/a	n/a	21 ft.	n/a	
Rear yard (ft. to the tenth)	39 ft.	25 ft.	n/a	39 ft.	n/a	
Side yard,	8 ft.	8ft.	n/a	8 ft.	n/a	
Vehicle parking spaces (number)	1 vehicle parking space	1 vehicle parking space	n/a	1 vehicle parking space	n/a	
Pervious surface (%)	50%	50%	n/a	50%	n/a	
Dwelling units, principal	1 principal dwelling unit	n/a	1 principal dwelling unit	1 principal dwelling unit	n/a	
Dwelling units, accessory	0	n/a	1 accessory dwelling unit	0	n/a	
Other:						