

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

May 2, 2025

**REFERRAL MEMORANDUM**

**TO:** Board of Zoning Adjustment

**FROM:** Kathleen Beeton *CMW* 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 #:	<b>B2004575</b>	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:	<b>Ernesto Warren</b>
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	<b>6,100 sq. ft.</b>	n/a	
Lot width (ft. to the tenth)	50 ft.	50 ft.	n/a	<b>50 ft.</b>	n/a	
Building area (sq. ft.)	1,955 sq. ft.	n/a	3,660 sq. ft.	<b>1,955 sq. ft.</b>	n/a	
Lot occupancy (building area/lot area)	32%	n/a	40%	<b>32%</b>	n/a	
Principal building height (stories)	<b>4 stories</b>	<b>n/a</b>	<b>3 stories</b>	<b>4 stories</b>	<b>1 story</b>	<b>Area variance</b>
Principal building height (ft. to the tenth)	<b>43 ft.</b>	<b>n/a</b>	<b>40 ft.</b>	<b>43 ft.</b>	<b>3 ft.</b>	<b>Area variance</b>
Front yard (ft. to the tenth)	21 ft.	n/a	n/a	<b>21 ft.</b>	n/a	
Rear yard (ft. to the tenth)	39 ft.	25 ft.	n/a	<b>39 ft.</b>	n/a	
Side yard,	8 ft.	8ft.	n/a	<b>8 ft.</b>	n/a	
Vehicle parking spaces (number)	1 vehicle parking space	1 vehicle parking space	n/a	<b>1 vehicle parking space</b>	n/a	
Pervious surface (%)	50%	50%	n/a	<b>50%</b>	n/a	
Dwelling units, principal	1 principal dwelling unit	n/a	1 principal dwelling unit	<b>1 principal dwelling unit</b>	n/a	
Dwelling units, accessory	0	n/a	1 accessory dwelling unit	<b>0</b>	n/a	
Other:						