



THE DEPARTMENT OF BUILDINGS OFFICE OF ZONING ADMINISTRATION

June 3, 2025

REFERRAL MEMORANDUM

MNdaw for KB

TO: Board of Zoning Adjustment

FROM: Kathleen Beeton, Zoning Administrator

PROJECT INFORMATION: **Address:** 828 12th St NE
Square, Suffix, Lot: Square 0981, Lot 0821
Zoning District: RF-1
DCRA Permit #: B2503340

SUBJECT: **Proposed removal of a rooftop architectural element.**

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-204.1 E-204.4 X-901.2	Proposed removal of a rooftop architectural element.

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 #: B2503340		Zone: RF-1			N&C Cycle #: 4	
DCRA BZA Case #:		Existing Use: Residential Row Single Family			Date of Review: 5.28.2025	
Property Address: 828 12 th St NE		Proposed Use: Residential Row Two (2) Flat			Reviewer: Fatima Wabi	
Square: 0981	Lot(s): 0821	ZC/BZA Order:			Tax lot	
Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	1075	1800	n\ a	1075	n\ a	Existing Nonconforming lot
Lot width (ft. to the tenth)	17	18	n\ a	17	n\ a	Existing Nonconforming lot
Building area (sq. ft.)	694	n\ a	645	645	n\ a	
Lot occupancy (total building area of all buildings/lot area)	65	n\ a	60	60	n\ a	
Principal building height (stories)	2	n\ a	3	3	n\ a	
Principal building height (ft. to the tenth)	21	n\ a	35	31	n\ a	
For portion of a story, finished first floor height above the adjacent finished grade (ft.)	n\ a	n\ a	5	0	n\ a	cellar
Front yard (ft. to the tenth)	0	range	n\ a	n\ a	n\ a	
Rear yard (ft. to the tenth)	17.5	20	n\ a	20 for 3 rd floor addition	n\ a	
Side yard, facing principal building front on right side (ft. to the tenth)	n\ a	n\ a	n\ a	n\ a	n\ a	
Side yard, facing principal building front on left side (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	10	n\ a	n\ a	
Vehicle parking spaces (number)	n\ a	1	n\ a	n\ a	n\ a	
Pervious surface (%)	32	20	n\ a	n\ a	n\ a	
<i>If there is an accessory building:</i>	n\ a	n\ a	n\ a	n\ a	n\ a	
Accessory building height (stories)	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	
Accessory building area (sq. ft.)	n\ a	n\ a	n\ a	n\ a	n\ a	
Accessory building setback from center line of alley (ft.)	n\ a	n\ a	n\ a	n\ a	n\ a	
<i>If there is an accessory apartment:</i>	n\ a	n\ a	n\ a	n\ a	n\ a	
Accessory apartment (#)	n\ a	n\ a	n\ a	n\ a	n\ a	
Principal building gross floor area (sq. ft.)	n\ a	n\ a	n\ a	n\ a	n\ a	
Accessory apartment square footage (sq. ft.)	n\ a	n\ a	n\ a	n\ a	n\ a	
Accessory apartment % of principal dwelling total floor area (%)	n\ a	n\ a	n\ a	n\ a	n\ a	
Rooftop architectural element: turret removal	1	n\ a	n\ a	0	n\ a	BZA relief required
<i>Other:</i>						