



**THE DEPARTMENT OF BUILDINGS
OFFICE OF ZONING ADMINISTRATION**

July 24, 2025

REFERRAL MEMORANDUM

Mndaw for KB

TO: Board of Zoning Adjustment

FROM: Kathleen Beeton, Zoning Administrator

PROJECT INFORMATION: **Address:** 4818 MACARTHUR BLVD NW
Square, Suffix, Lot: Square 1388, Lot 0028
Zoning District: MU-4
DOB Permit #: B2504505

SUBJECT: Change of use to massage parlor

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	U-513.1 (h) X-901.2	Proposed use is not permitted as matter-of-right

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 #: B2504505		Zone: MU-4	N&C Cycle #: 1
DOB BZA Case #:		Existing Use: Office	Date of Review: July 23, 2025
Property Address: 4818 MACARTHUR BLVD NW		Proposed: Massage Parlor	Reviewer: Greg Garland
Square: 1388	Lot(s): 0028	ZC/BZA Order:	

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	1,460	n/a	n/a	1,460	n/a	
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	
Gross floor area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	
Floor area ratio,	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	
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	
Bicycle 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	
Green area ratio (score)	n/a	n/a	n/a	n/a	n/a	
Use	office	n/a	n/a	massage parlor		U 513.1 (h)