

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

September 9, 2025

REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment

MW/daw for KB

FROM: Kathleen Beeton
Zoning Administrator

PROJECT INFORMATION: **Address:** 3295 FORT LINCOLN DR NE
Square, Suffix, Lot: Square 3870, Lot 0048
Zoning District: RA-1
DCRA Permit: DK2500420

SUBJECT: New rear deck.

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	F – 207.1 F – 5201.1 (b) X – 901.1	The proposed rear yard setback does not comply with the minimum requirement.
2	Special exception	F – 210.1 F – 5201.1 (a) X – 901.1	The proposed lot occupancy exceeds the maximum allowed.

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.

Board of Zoning Adjustment
District of Columbia
CASE ID: 24408
EXHIBIT NO. 8

EW

NOTES AND COMPUTATIONS					
Building Permit #:	DK2500420	Zone:	RA-1	N&C Cycle #:	1
DCRA BZA Case #:	FY-25-19-Z	Existing Use:	SINGLE DWELLING UNIT	Date of Review:	9/4/2025
Property Address:	3295 FORT LINCOLN DR NE	Proposed Use:	SINGLE DWELLING UNIT	Reviewer:	Ernesto Warren
SSL: 4325 0995		ZC/BZA Order:			
SUBJECT: NEW DECK IN REAR OF EXISTING RESIDENTIAL BUILDING					

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	2,060 sq. ft.	1,800 sq. ft.	n/a	2,060 sq. ft.	n/a	
Lot width (ft. to the tenth)	20 ft.	18 ft.	n/a	20 ft.	n/a	
Building area (sq. ft.)	831 sq. ft.	n/a	831 sq. ft.	1,011 sq. ft.	n/a	
Lot occupancy (building area/lot area)	40 %	n/a	40%	49%	+9%	Special exception
Principal building height (stories)	3 stories	n/a	3 stories	n/a	n/a	
Principal building height (ft. to the tenth)	31 ft.	n/a	40 ft.	31 ft.	n/a	
Rear yard (ft. to the tenth)	22.5 ft.	20 ft.	n/a	12.5 ft.	-7.5 ft.	Special exception
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	
Green area ratio (score)	n/a	n/a	n/a	n/a	n/a	n/a single dwelling unit
Dwelling units, principal (#)	1 principal dwelling unit	n/a	1 principal dwelling unit	1 principal dwelling unit	n/a	
Other:						