

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.



GOVERNMENT OF THE
DISTRICT OF COLUMBIA
MURIEL BOWSER, MAYOR

Board of Zoning Adjustment
District of Columbia
CASE NO. 24498
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: | | | | | | |