



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

September 19, 2025

REFERRAL MEMORANDUM

MN daw for KB

TO: Board of Zoning Adjustment

FROM: Kathleen Beeton, Zoning Administrator

PROJECT INFORMATION: **Address:** 1325 Sheridan St., NW
Square, Suffix, Lot: Square 2788, Lot 0091
Zoning District: R-3
DCRA Permit #: DK2500478

SUBJECT: **New construction of a 1-story rear deck to an existing row single family dwelling.**

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	D-207.1 D -5201.1(b) X-901.2	Proposed new rear 1-story deck & stair addition not meeting the required rear yard setback.

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: DK2500478		Zone: R-3	N&C Cycle #: 1
DCRA BZA Case: FY-25 -22-Z		Existing Use: ROW SFD.	Date of Review: 9/18/2025
Property Address: 1325 SHERIDAN ST., NW		Proposed Use: REAR DECK & STAIR	Reviewer: Ramon Washington
Square: 2788	Lot(s): 0091	ZC/BZA Order: N/A	

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	1656	2000	n/a	n/a	n/a	n/a
Lot width (ft. to the tenth)	18	20	n/a	n/a	n/a	n/a
Building area (sq. ft.)	734	n/a	994	988	n/a	n/a
Lot occupancy (building area/lot area)	44%	n/a	60%	60%	n/a	n/a
Gross floor area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Floor area ratio (FAR), total (gross floor area/lot area)	n/a	n/a	n/a	n/a	n/a	n/a
Floor area ratio (FAR), Non-residential (non-residential gross floor area/lot area)	n/a	n/a	n/a	n/a	n/a	n/a
Principal building height (stories)	2	n/a	3	2	n/a	n/a
Principal building height (ft. to the tenth)	26	n/a	40	26	n/a	n/a
Front yard (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Rear yard (ft. to the tenth)	30	20	n/a	14	6	Special Exception
Side yard, facing building front on right side (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Side yard, facing building front on left side (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Vehicle parking spaces (number)	1	1	n/a	1	n/a	n/a
Pervious surface (%)	n/a	20%	n/a	36%	n/a	n/a
Dwelling units, principal (#)	1	n/a	1	1	n/a	n/a
Dwelling units, accessory (#)	n/a	n/a	n/a	n/a	n/a	n/a
Other:						