



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

November 25, 2025

REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment

MWdaw for KB

FROM: Kathleen Beeton, Zoning Administrator

PROJECT INFORMATION: **Address:** 1756 W St SE

Square, Suffix, Lot: Square 5778, Lots 0836 and 0837

Zoning District: R-3

DCRA Permit #: Subdivision

SUBJECT: Convert existing tax lots into record lots

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 | Area Variance | D-202.1 C-302.1 X-1000.1 | Proposed lot conversion does not comply with minimum lot width. |

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 #: | | Zone: | R-3 | N&C Cycle #: | |
| DOB BZA Case #: | | Existing Use: | Row dwelling | Date of Review: | July 10, 2025 |
| Property Address: | | Proposed: | Subdivision | Reviewer: | Greg Garland |
| Square: 5778 | Lot(s): 0837 | ZC/BZA Order: | | | |

| Item | Existing Conditions | Minimum Required | Maximum Allowed | Provided by Proposed Construction | Variance Deviation/% | Notes/Zoning Relief Required |
|---|---------------------|------------------|-----------------|-----------------------------------|----------------------|------------------------------|
| Lot area (sq. ft.) | 3,195 | 2,000 | n/a | 3,195 | n/a | |
| Lot width (ft. to the tenth) | 17.75 | 20 | n/a | 17.75 | 2.25 | D-202.1 |
| 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 | |
| Lower-level designation | n/a | n/a | n/a | n/a | n/a | |
| Distance from existing ground to first floor | 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 | |
| Dwelling units, principal (#) | n/a | n/a | n/a | n/a | n/a | |
| Dwelling units, accessory (#) | n/a | n/a | n/a | n/a | n/a | |
| Other: | | | | | | |

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| Building Permit #: | | Zone: | R-3 | N&C Cycle #: | |
| DOB BZA Case #: | | Existing Use: | Row dwelling | Date of Review: | July 10, 2025 |
| Property Address: | 1756 W St SE | Proposed: | Subdivision | Reviewer: | Greg Garland |
| Lot(s): | 5778 | ZC/BZA Order: | | | |

| Item | Existing Conditions | Minimum Required | Maximum Allowed | Provided by Proposed Construction | Variance Deviation/% | Notes/Zoning Relief Required |
|---|---------------------|------------------|-----------------|-----------------------------------|----------------------|------------------------------|
| Lot area (sq. ft.) | 3,134 | 2,000 | n/a | 3,134 | n/a | |
| Lot width (ft. to the tenth) | 17.41 | 20 | n/a | 17.41 | 2.59 | D-202.1 |
| 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 | |
| Lower-level designation | n/a | n/a | n/a | n/a | n/a | |
| Distance from existing ground to first floor | 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 | |
| Dwelling units, principal (#) | n/a | n/a | n/a | n/a | n/a | |
| Dwelling units, accessory (#) | n/a | n/a | n/a | n/a | n/a | |
| Other: | | | | | | |