



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

December 26, 2025

REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment

MWdaw for KB

FROM: Kathleen Beeton, Zoning Administrator

PROJECT INFORMATION: **Address:** 628 15th St., NE
 Square, Suffix, Lot: Square 1051, Lot 0113
 Zoning District: RF-1
 DCRA Permit #: B2504028

SUBJECT: **Principal dwelling unit within new accessory building.**

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	U-301.1(c)(4)(c) X-1000.1	Access requirement for the proposed two-story accessory building.
2	Special Exception	E-5004.1(a) E-5201.2 (b) X-901.2	The new accessory building does not provide the minimum setback from the alley centerline.

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.

Board of Zoning Adjustment
District of Columbia
CASE NO. 21349A
EXHIBIT NO. 12

FW - FF-26-22

NOTES AND COMPUTATIONS			
Building Permit #: B2504028		Zone: RF-1	N&C Cycle #: 1
DCRA BZA Case #:		Existing Use: Residential Row Single Family	Date of Review: 12/16/2025
Property Address: 628 15 th St NE		Proposed Use: Residential Row Single Family and another principal dwelling in an Accessory building	Reviewer: Fatima Wabi
Square: 1051	Lot(s): 0113	ZC/BZA Order: 21349 did not grant all required reliefs	

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	1600	1800	n\a	1600	n\a	
Lot width (ft. to the tenth)	16	18	n\a	16	n\a	
Building area (sq. ft.)	657	n\a	960	948	n\a	
Lot occupancy (total building area of all buildings/lot area)	41	n\a	60	59.25	n\a	Included proposed accessory building
Principal building height (stories)	n\a	n\a	3	n\a	n\a	
Principal building height (ft. to the tenth)	n\a	n\a	35	n\a	n\a	
For portion of a story, finished first floor height above the adjacent finished grade (ft.)	n\a	n\a	5	n\a	n\a	
Front yard (ft. to the tenth)	0	range	n\a	n\a	n\a	
Rear yard (ft. to the tenth)	54.6	20	n\a	31.8	n\a	
Rear wall from adjoining properties	n\a	n\a	10	n\a	n\a	
Side yard, facing principal building front on right side (ft. to the tenth)	n\a	n\a	n\a	n\a	n\a	
Side yard, facing principal building front on left side (ft. to the tenth)	n\a	n\a	n\a	n\a	n\a	
Vehicle parking spaces (number)	1	1	n\a	0	1	Granted per 21349
Pervious surface (%)	n\a	n\a	n\a	31.8	n\a	
<i>If there is an accessory building:</i>	0	n\a	1	1	n\a	
Accessory building height (stories)	n\a	n\a	2	2	n\a	
Accessory building height (ft. to the tenth)	n\a	n\a	22	19.83	n\a	
Accessory building area (sq. ft.)	n\a	n\a	450 or 30%RRYA	291	n\a	
Accessory building setback from center line of alley (ft.)	n\a	7.5	n\a	5	2.5	E-5004.1(a)
<i>If there is an accessory apartment:</i>	0	n\a	1	1	n\a	
Principal dwelling in accessory building	n\a	n\a	0	1	1	Granted per 21349
Principal building gross floor area (sq. ft.)	n\a	n\a	n\a	n\a	n\a	
<i>permanent access requirements:</i> <i>Minimum alley width: (ft. to the tenth)</i>	10.0	15.0	n\a	n\a	5.0	U-301.1(c) (4) (C)
Accessory apartment % of principal dwelling total floor area (%)	n\a	n\a	n\a	n\a	n\a	
<i>Other:</i>						