

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

February 17, 2026

REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment

MWdau for KB

FROM: Kathleen Beeton
Zoning Administrator

PROJECT Address: 5335 GEORGIA AVE NW
INFORMATION: Square, Suffix, Lot: Square 2997, Lot 0131
Zoning District: MU-4
DCRA Permit #: B2600244

SUBJECT: New fast-food establishment.

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	U – 512.1(e)(1) U – 513.1(e) X – 901.2	The proposed use is not allowed as a matter of right.

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. 21006
OWS DC 10

NOTES AND COMPUTATIONS			
Building Permit:	B2600244	Zone:	MU-4
DOB BZA Case #:	FY-26-4-Z	Existing Use:	RESTAURANT
Property Address:	5335 GEORGIA AVE NW	Proposed Use:	FAST FOOD RESTAURANT
SSL:	2997 0131	ZC/BZA Order:	
		N&C Cycle #:	2
		Date of Review:	2/17/2026
		Reviewer:	Ernesto Warren

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	
Lot width (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	
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, Non-residential	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	
Accessory building height (stories)	n/a	n/a	n/a	n/a	n/a	
Accessory building height (ft. to the tenth)	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	
Side yard,	n/a	n/a	n/a	n/a	n/a	
Open court	n/a	n/a	n/a	n/a	n/a	
Closed court, width	n/a	n/a	n/a	n/a	n/a	
Closed court, area sq. ft.	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	
Loading berths	n/a	n/a	n/a	n/a	n/a	
Loading Platforms	n/a	n/a	n/a	n/a	n/a	
Loading spaces	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	
	n/a	n/a	n/a	n/a	n/a	
Other:						