



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

January 14, 2026

REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Kathleen Beeton, Zoning Administrator

MWdaw for KB

PROJECT INFORMATION: **Address:** 1324 Kenyon St., NW
 Square, Suffix, Lot: Square 2848, Lot 0842
 Zoning District: RF-1
 DOB Permit #: B2507143

SUBJECT: **3-story rear addition, with removal of existing front architectural element 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	E-207.4 E-5201, (b) X-901.2	Proposed rear addition exceeding 10ft. of the adjoining property exterior rear wall.
2	Special Exception	E-204.1 E-204.4 X-901.2	Removal of existing front architectural element.
3	Area Variance	E-210.1 X-1000.1	Proposed building exceeds maximum lot occupancy.

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. 21446
EXHIBIT NO. 5
26-5-Z | RJW

NOTES AND COMPUTATIONS			
Building Permit: B2507143		Zone: RF-1	N&C Cycle #: 1
DOB BZA Case: FY-26-5-Z		Existing Use: ROW SFD.	Date of Review: 1/12/2026
Property Address: 1324 KENYON ST., NW		Proposed Use: REMOVAL OF FRONT ARCHITECTURAL ELEMENT, 3-STORY REAR ADDITION	Reviewer: Ramon Washington
Square: 2848	Lot(s): 0842	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.)	3707	1800	n/a	3707	n/a	n/a
Lot width (ft. to the tenth)	25	18	n/a	25	n/a	n/a
Building area (sq. ft.)	1218	n/a	2224	2652	428	Area Variance E210.1
Lot occupancy (building area/lot area)	46%	n/a	60%	71%	11	Area Variance E210.1
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)	n/a	n/a	3	3	n/a	n/a
Principal building height (ft. to the tenth)	n/a	n/a	35	34	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)	21	20	n/a	21	n/a	n/a
10ft. Rear yard setback frm. Exterior wall of adjoining property (ft. to the tenth)	n/a	n/a	10	35	25	Special Exception E207.4
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	n/a	n/a	n/a
Pervious surface (%)	n/a	n/a	n/a	n/a	n/a	n/a
Dwelling units, principal (#)	n/a	n/a	2	1	n/a	n/a
Dwelling units, accessory (#)	n/a	n/a	n/a	n/a	n/a	n/a
Other:						