



THE DEPARTMENT OF BUILDINGS
OFFICE OF ZONING ADMINISTRATION

February 26, 2026

MN'daw for KB

REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment
FROM: Kathleen Beeton, Zoning Administrator
PROJECT INFORMATION: Address: 5722 3rd St., NW
Square, Suffix, Lot: Square 3292, Lot 0071
Zoning District: R-2
DOB Permit #: DK2500452
SUBJECT: 1-story rear deck and stair addition to an existing semi-detached single-family dwelling.

Review of the plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

Table with 4 columns: Number, Type of Relief, Zoning Sections, Reason [or Basis]. Row 1: 1, Special Exception, D-207.1, D-5201.1 (b), X-901.2, Proposed rear 1-story deck & stair addition not meeting 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: DK2500452		Zone: R-2	N&C Cycle #: 1
DOB BZA Case: FY-26 -3-Z		Existing Use: SEMI-DET., SFD.	Date of Review: 1/6/2026
Property Address: 5722 3 RD ST., NW		Proposed Use: REAR DECK TO AN EXIST. SEMI. DET., SFD.	Reviewer: Ramon Washington
Square: 3292	Lot(s): 0071	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.)	2751	3000	n/a	n/a	n/a	n/a
Lot width (ft. to the tenth)	28	30	n/a	n/a	n/a	n/a
Building area (sq. ft.)	892	n/a	1100	1059	n/a	n/a
Lot occupancy (building area/lot area)	32%	n/a	40%	38%	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)	n/a	n/a	3	1	n/a	n/a
Principal building height (ft. to the tenth)	n/a	n/a	40	8	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)	25	20	n/a	14	6	Special Exception – D-207.1
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)	10	8	n/a	10	n/a	n/a
Vehicle parking spaces (number)	1	1	n/a	1	n/a	n/a
Pervious surface (%)	n/a	n/a	n/a	n/a	n/a	n/a
Dwelling units, principal (#)	1	n/a	2	1	n/a	n/a
Dwelling units, accessory (#)	n/a	n/a	n/a	n/a	n/a	n/a
Other:						