

May 19, 2026

**REFERRAL MEMORANDUM**

**TO:** Board of Zoning Adjustment

*MWdau for KB*

**FROM:** Kathleen Beeton, Zoning Administrator

**PROJECT INFORMATION:**      **Address:**                      317 L ST NE  
                                         **Square, Suffix, Lot:**      Square 0774, Lot 0050  
                                         **Zoning District:**              RF-1  
                                         **DOB Permit #:**                DK2600246

**SUBJECT:**                      **Multi-level rear deck on a single-family row 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      | Area Variance     | E-210.1<br>E-5200.2<br>X-1001.1 | Proposed lot occupancy in excess of maximum allowable      |
| 1      | Special Exception | E-207.1<br>E-5201.1<br>X-901.1  | Proposed rear setback does not meet the minimum standards. |

*Note: All applicants must provide the Office of the Zoning Administrator 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 Administrator.*

| NOTES AND COMPUTATIONS        |              |                                          |                          |
|-------------------------------|--------------|------------------------------------------|--------------------------|
| Building Permit #: DK2600246  |              | Zone: RF-1                               | N&C Cycle #: 1           |
| DOB BZA Case #:               |              | Existing Use: Single-Family Row Dwelling | Date of Review: 05/13/26 |
| Property Address: 317 L ST NE |              | Proposed Use: Unchanged                  | Reviewer: Edwin Andino   |
| Square: 0774                  | Lot(s): 0050 | ZC/BZA Order:                            |                          |

| Item                                                 | Existing Conditions | Minimum Required | Maximum Allowed | Proposed by Construction | Variance Deviation/% | Notes/Zoning Relief Required    |
|------------------------------------------------------|---------------------|------------------|-----------------|--------------------------|----------------------|---------------------------------|
| Lot area (sq. ft.)                                   | 1758 SF             | 1800             | N/A             | 1758                     | N/A                  | Existing Record Lot             |
| Lot width (ft. to the tenth)                         | 18.5                | 18               | N/A             | 18.5                     | N/A                  | Existing Record Lot             |
| Building area (sq. ft.)                              | 882.0               | N/A              | 1054.8          | 1342.0                   | 287.2                | Area Variance – Sub E 210.1     |
| Lot occupancy (building area/lot area)               | 50.19%              | N/A              | 60.0%           | 76.0%                    | 16.0%                | Area Variance – Sub E 210.1     |
| Gross floor area (sq. ft.)                           | N/A                 | 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                  | N/A                             |
| Principal building height (stories)                  | N/A                 | 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                  | N/A                             |
| Lower level designation                              | N/A                 | 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                  | N/A                             |
| Accessory building height (stories)                  | N/A                 | 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                  | 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)                         | 29.83'              | 20.0'            | N/A             | 2.25'                    | 17.75'               | Special Exception – Sub E 207.1 |
| Distance beyond the rear wall of adjoining buildings | N/A                 | N/A              | N/A             | N/A                      | N/A                  | N/A                             |
| Side yard,                                           | N/A                 | N/A              | N/A             | N/A                      | N/A                  | N/A                             |
| Open court                                           | N/A                 | N/A              | N/A             | N/A                      | N/A                  | N/A                             |
| Closed court, width                                  | N/A                 | 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                  | N/A                             |
| Vehicle parking spaces (number)                      | 1                   | 1                | N/A             | 1                        | N/A                  | COMPLIES                        |
| Bicycle parking spaces (number)                      | N/A                 | N/A              | N/A             | N/A                      | N/A                  | N/A                             |
| Loading berths                                       | N/A                 | N/A              | N/A             | N/A                      | N/A                  | N/A                             |
| Loading Platforms                                    | N/A                 | N/A              | N/A             | N/A                      | N/A                  | N/A                             |
| Loading spaces                                       | N/A                 | N/A              | N/A             | N/A                      | N/A                  | N/A                             |
| Pervious surface (%)                                 | N/A                 | N/A              | N/A             | N/A                      | N/A                  | N/A                             |
| Green area ratio (score)                             | N/A                 | N/A              | N/A             | N/A                      | N/A                  | N/A                             |
| Dwelling units, principal (#)                        | N/A                 | 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                             |
| Penthouse setbacks, height, area                     | N/A                 | N/A              | N/A             | N/A                      | N/A                  | N/A                             |
| Retaining walls                                      | N/A                 | N/A              | N/A             | N/A                      | N/A                  | N/A                             |
| Other:                                               |                     |                  |                 |                          |                      |                                 |