

April 29, 2026

REFERRAL MEMORANDUM

MNdaw for KB

TO: Board of Zoning Adjustment

FROM: Kathleen Beeton, Zoning Administrator

PROJECT INFORMATION: **Address:** 3812 Garrison St NW
 Square, Suffix, Lot: Square 1851, Lot 0026
 Zoning District: R-1-B
 DCRA Permit #: B2507877

SUBJECT: Construction of a new rear porch

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	D-207.1 D-5201.1 (b) X-901.2	The proposed rear porch does not meet the rear yard requirements for the R1B zone.

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 #: B2507877		Zone: R-1-B		N&C Cycle #:	
DCRA BZA Case #: FY-26-15-Z		Existing Use: Single Family		Date of Review: March 19, 2026	
Property Address: 3812 GARRISON ST NW		Proposed Use: Single Family		Reviewer: Chyna Barber	
Square: 1851	Lot(s): 0026	ZC/BZA Order:			

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	5196	5000	n/a	n/a	n/a	n/a
Lot width (ft. to the tenth)	n/a	50	n/a	n/a	n/a	n/a
Building area (sq. ft.)	1744	n/a	n/a	2021	n/a	n/a
Lot occupancy (total building area of all buildings/lot area)	33	n/a	40	38	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
For portion of a story, finished first floor height above the adjacent finished grade (ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Front yard (ft. to the tenth)	0.0	n/a	n/a	n/a	n/a	n/a
Rear yard (ft. to the tenth)	31.8	25	n/a	21.8	3.2	Special Exception
Side yard, facing principal building front on right side (ft. to the tenth)	n/a	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	12	0.0	n/a	n/a
Vehicle parking spaces (number)	0	n/a	n/a	0	n/a	n/a
Pervious surface (%)	n/a	n/a	n/a	n/a	n/a	n/a
If there is an accessory building:						
Accessory building height (stories)	n/a	n/a	2	2	n/a	n/a
Accessory building height (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Accessory building area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Accessory building setback from center line of alley (ft.)	n/a	7.5	n/a	n/a	n/a	n/a
Accessory building in the required rear yard	Yes:	No: X				
Accessory apartment (#)	n/a	n/a	n/a	n/a	n/a	n/a
Principal building gross floor area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Accessory apartment square footage (sq. ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Accessory apartment % of principal dwelling total floor area (%)	n/a	n/a	n/a	n/a	n/a	n/a