

July 13, 2026

REFERRAL MEMORANDUM**TO:** Board of Zoning Adjustment**FROM:** Kathleen Beeton, Zoning Administrator

PROJECT INFORMATION: **Address:** 1020 C ST NE
Square, Suffix, Lot: Square 0963, Lot 0029
Zoning District: RF-1
DCRA Permit #: B2604194

*MWdau for KB***SUBJECT: Rear addition to an existing 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 X-1000.1	An increase of lot occupancy to 80.68% in a zone that allows a maximum of 60%
1	Special Exception	E-207.1 E-5201.1(b) X-901.2	A reduction of the rear setback to 5.33' in a zone that requires a minimum of 20.0'

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 #: B2604194		Zone: RF-1			N&C Cycle #: 1	
DOB BZA Case #:		Existing Use: Single-Family Row Dwelling			Date of Review: 06/29/26	
Property Address: 1020 C ST NE		Proposed Use: Unchanged			Reviewer: Edwin Andino	
Square: 0963	Lot(s): 0029	ZC/BZA Order:				
Item	Existing Conditions	Minimum Required	Maximum Allowed	Proposed by Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	1,025 SF	1,800 SF	N/A	Unchanged	N/A	Existing Record Lot
Lot width (ft. to the tenth)	17.0'	18.0'	N/A	Unchanged	N/A	Existing Record Lot
Building area (sq. ft.)	765	N/A	615	827	212 SF	AREA VARIANCE – Sub E 210.1
Lot occupancy (building area/lot area)	74.6%	N/A	60%	80.68%	20.68%	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)	10.33'	20.0'	N/A	5.33'	14.67'	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)	N/A	N/A	N/A	N/A	N/A	N/A
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:						