



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

August 5, 2026

Mindaw for KB

REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Kathleen Beeton, Zoning Administrator

PROJECT INFORMATION: **Address:** 818 TUCKERMAN ST NW
Square, Suffix, Lot: Square 2977, Lot 0062
Zoning District: R-2
DOB Permit #: **DK2600033**

SUBJECT: **New deck in rear of existing 2-story + cellar 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	D-207.1 D-5201.1(b) X-901.2	Proposed rear deck and stairs reduce the required rear yard below 20 ft minimum for R-2 zone.

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 #: DK2600033		Zone: R-2	N&C Cycle #: 4
DOB BZA Case #: n/a		Existing Use: rear stairs and landing	Date of Review: 06/02/2206
Property Address: 818 TUCKERMAN ST NW		Proposed Use: new rear deck and stairs	Reviewer: Kwasi Cook
Square: 2977	Lot(s): 0062	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.)	1438	3,000	N/A	1438	N/A	Existing Record Lot
Lot width (ft. to the tenth)	23	30	N/A	23	N/A	Existing Record Lot
Building area (sq. ft.)	670.2	N/A	N/A	782.5	N/A	N/A
Lot occupancy (building area/lot area)	46.6%	N/A	40%	54.4%	14.4%	Deck <200 sq ft. See Note
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)	2	N/A	3	2	N/A	Complies
Principal building height (ft. to the tenth)	N/A	N/A	40	N/A	N/A	N/A
Lower level designation	Cellar	N/A	N/A	N/A	N/A	N/A
Distance from existing ground to first floor	~4'	N/A	N/A	~4'	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	Block Average	N/A	15	N/A	Complies
Rear yard (ft. to the tenth)	16.66	20.0	N/A	2.6	17.4	Relief from D-207.1
Distance beyond the rear wall of adjoining buildings	N/A	N/A	N/A	N/A	N/A	N/A
Side yard, <u>deck</u>	N/A	8	N/A	8	N/A	Complies
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
ZC 25-12 Omnibus Note:		Proposed deck is 112.3 sq ft. Per ZC 25-12, decks that are less than 200 sf are allowed on properties that are already over lot occupancy.				