



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

September 23, 2026

MWdaw for KB

REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment
FROM: Kathleen Beeton, Zoning Administrator

PROJECT INFORMATION: **Address:** 2458 39th Pl., NW
 Square, Suffix, Lot: Square 1810, Lot 0105
 Zoning District: R-3/GT
 DOB Permit #: DK2500010

SUBJECT: **1-story rear deck and stair addition to an existing row 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-210.1 D-5201, (a) X-901.2	Proposed rear 1-story deck addition exceeding the maximum lot occupancy.
2	Special Exception	D-207.1 D-5201, (b) X-901.2	Proposed rear 1-story deck 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: DK2500010		Zone: R-3/GT	N&C Cycle #: 1
DOB BZA Case: FY-26 -26-Z		Existing Use: ROW SFD.	Date of Review: 8/10/2026
Property Address: 2458 39 th Pl., NW		Proposed Use: REAR DECK & STAIR TO AN EXIST. ROW SFD.	Reviewer: Ramon Washington
Square: 1810	Lot(s): 0105	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.)	1512	1800	n/a	n/a	n/a	n/a
Lot width (ft. to the tenth)	20	18	n/a	n/a	n/a	n/a
Building area (sq. ft.)	844	n/a	907	1054	147	Special Exception - D210.1
Lot occupancy (building area/lot area)	59%	n/a	60%	69%	9%	Special Exception - D210.1
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	35	7	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)	n/a	20	n/a	8	12	Special Exception – D207.1
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)	n/a	n/a	n/a	n/a	n/a	n/a
Court(s), open (width by depth in ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Court(s), closed (width by depth in ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Vehicle parking spaces (number)	1	1	n/a	1	n/a	n/a
Bicycle parking spaces (number)	n/a	n/a	n/a	n/a	n/a	n/a
Loading berths, platforms, and spaces (number and size in ft.)	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 (#)	1	n/a	1	1	n/a	n/a
Dwelling units, accessory (#)	n/a	n/a	n/a	n/a	n/a	n/a
Other:						