THE DEPARTMENT OF BUILDINGS
OFFICE OF ZONING ADMINISTRATION

September 24, 2026

MN daw for KB

REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Kathleen Beeton, Zoning Administrator

PROJECT INFORMATION:

Address:	2405 RIDGE PL SE
Square, Suffix, Lot:	Square 5624, Lot 0110
Zoning District:	RA-1
DOB Permit #:	B2605311
OZA Reference #:	FY-26-23-Z

SUBJECT: **Rear addition to existing detached 3-story multi-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	F-210.1, F-5201.1(a), X-901.2	Proposed Lot Occupancy exceeds 40% maximum allowed as matter of right.
2	Area Variance	F-201.1, X-1000.1	Proposed Floor Area Ratio exceeds 0.9 maximum allowed as matter of right.
3	Special Exception	F-208.5, F-5201.1(b), X-901.2	Proposed Side Yards are less than 5 ft minimum allowed as matter of right.

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.*

Board of Zoning Adjustment
District of Columbia
CASE NO. 21557
EXHIBIT NO. 3