November 6, 2026

REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Kathleen A. Beeton, AICP, Zoning Administrator for KAB

PROJECT INFORMATION:

Address: 16 Gallatin ST NW
Square, Suffix, Lot: Square 3404, Lot 0008
Zoning District: R-3
DOB Permit #: B2608472

SUBJECT: Construct a rear deck

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 § 5004.1(b) X § 901.2	Accessory building occupies more than 30% of the required rear yard.

* Notes and computation sheet attached.

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.*

Board of Zoning Adjustment
District of Columbia
CASE NO. 21560
EXHIBIT NO. 6

NOTES AND COMPUTATIONS					
Building Permit #: B2608472		Zone:	R-3	N&C Cycle #:	**1**
DCRA BZA Case: **FY-27-1-Z**		Existing Use:	Single Household with Accessory Building	Date of Review:	**11/6/2026**
Property Address: 16 Gallatin ST NW		Proposed Use:	Deck addition to Single Household with Accessory Building	Reviewer:	**Ernesto Warren**
Square: 3404	Lot(s): 0008	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.)	1710	2000	n/a	No change	n/a	Existing nonconforming
Lot width (ft. to the tenth)	18	20	n/a	No change	n/a	Existing nonconforming
Building area (sq. ft.)	969.75	n/a	1,026	1179.25 – 200 = 979.25*	n/a	n/a
Lot occupancy (building area/lot area)	56.7%	n/a	60%	57.26%*+	n/a	n/a
Accessory building height (stories)	1	n/a	2	No change	n/a	n/a
Accessory building height (ft. to the tenth)	Less than 22	n/a	22	No change	n/a	n/a
Accessory building maximum building area (sq. ft.)	180	n/a	Greater of 30% of the req. rear yard or 550 sq. ft.	No change	n/a	n/a
Accessory building rear yard alley centerline setback (ft. to the tenth)	11.5	7.5	n/a	11.5	n/a	n/a
Accessory building rear yard lot occupancy (%)	0	n/a	30%	33.3%	3.3%	Special exception
Rear yard (ft. to the tenth)	45	20	n/a	29.5	n/a	n/a
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
Vehicle parking spaces (number)	1	1	n/a	No change	n/a	n/a
Pervious surface (%)	n/a	n/a	n/a	n/a	n/a	n/a
Dwelling units, principal (#)	1	n/a	1	No change	n/a	n/a
Other:	*** 200 sq. ft. of deck area is exempt from lot occupancy per B-312.4(h)** **+ Zoning Administrator minor deviation per A-304.2(a)**					