2214 Otis Street, NE – SQUARE 4242 LOT 0010 – BZA ORDER 20925A
Summary of Modifications

Overview
The applicant requests a modification to the plans approved under Order No. 20925, which granted relief from **Subtitle D § 206.2** (now **Subtitle D § 208.2**, requiring two 8-foot side yards) to permit 2 side yards of 3.5'. This modification comprises two components:

- first, minor modifications to the approved ***principal building*** shown in the original plans,
- second, new relief relating to a ***new accessory structure*** not included in the original order.

The modifications and request for relief are summarized below:

*Note that the Zoning Regulations were amended on July 10, 2026—after this modification application was filed on May 14, 2026. The original submission proposed an accessory structure that complied with all zoning standards (including side yard and building area) and was reviewed and approved by the Zoning Administrator as part of the current building permit application. The July 10 amendments introduced a new side yard requirement (**Subtitle D § 5005.3**) that renders the structure non-conforming, while increasing the maximum allowable accessory building area from 450 SF to 650 SF (**Subtitle D § 5003.1**). In response to these changes, the applicant is seeking new relief and has included an updated burden of proof.*

1. **Principal Building:** Proposed modifications include those exceeding or falling within the flexibility of Subtitle A § 304.10(f), as itemized below:

1.1. **Modifications Exceeding 5% flexibility threshold of Subtitle A § 304.10 (f)**

1.1.1. Increase of GFA (Principal Building) Increase to the principal building GFA by 199 SF (8%), from 2,417 SF to 2,616 SF.

1.1.2. Increase of Building Area (Principal Building). Increase to the building area by 133 SF (13%) from 1,034 SF to 1,167 SF.

1.2. **Modifications Within Limits of Subtitle A § 304.10 (f):**

1.2.1. Height. The modified plan increases height by 1.9% (9"), from 39'-3" to 40'-0", with a shed roof replacing the flat roof. The change remains within R-1-B development standards.

1.3. **Other Modifications Consistent with the Order Pursuant to Subtitle A § 304.10:**

1.3.1. Side yard. The modified plans propose one side yard of 3'-9" to the east and one side yard of 3'-6" to the west.

1.3.2. Material Changes. Fiber cement siding remains primary, with standing seam metal and natural wood siding details.

1.3.3. Massing. The overall length of the building has been reduced by 5", while recessed exterior voids have been infilled to simplify the massing and provide a more efficient interior layout

1.3.4. Front Tower Element. Extended to the first floor and widened by 2'-7", replacing the former flat roof with a shed roof to align with neighborhood architectural character.

1.3.5. Front Porch. Removes the partial enclosure to create a conventional open front porch.

1.3.6. Window layout. Modifies fenestration, including fewer windows on the west elevation.

1.3.7. Front Yard. Reduces the front setback from 30'-6" to 22'-6" to align with the neighboring structure on Lot 0057, remaining compliant with R-1-B development standards.

1.3.8. Rear Yard. Reduces the rear yard from 77'-6" to 72'-11", remaining compliant with the R-1-B standards.

1.3.9. Areaway. The areaway to access the cellar level has been switched from the West to the East side.

2. **Accessory Structure:** The applicant seeks special exception relief pursuant to Subtitle D § 5201.2 as follows:

2.1. Side Yard (D § 5005.3): Relief from the new 3'-0" side yard requirement to allow a 0'-4" side yard, consistent with the regulations in effect when this application was filed on May 14, 2026.

2.2. Lot Occupancy (D § 210.1): Relief to allow 46% (1,835 SF) lot occupancy, exceeding the maximum 40%.

2.3. Accessory Building Area (Subtitle D § 5003.1): Relief to allow an accessory building area of 668 SF (conservatively counting the full horizontal projection of the 588.9 SF enclosed footprint, 38.0 SF exterior stair, and 38.5 SF balcony), exceeding the 650 SF maximum by 18 SF (2.8%).

Note: Under Subtitle D § 5004.1(a)–(c), the proposed accessory structure is permitted in the rear yard. It sits more than 7.5' from the alley centerline, is at least 3'-0" from the rear lot line, and it occupies 92 SF (5.5' x 16.66') or 15% of the required 625 SF (25' x 25') rear yard, well below the 30% maximum.

Board of Zoning Adjustment
District of Columbia
CASE NO. 20925A
EXHIBIT NO. 24C