BEFORE THE BOARD OF ZONING ADJUSTMENT
DISTRICT OF COLUMBIA

2214 Otis Street, NE (Square 4242, Lot 0010)
BZA Order No. 20925A – Application for Modification with Hearing
UPDATED STATEMENT OF BURDEN OF PROOF

I. INTRODUCTION AND PROCEDURAL BACKGROUND

The applicant seeks a **Modification with Hearing** pursuant to **Subtitle Y § 704** to the plans approved under **BZA Order No. 20925** for the unimproved record lot at **2214 Otis Street, NE (Square 4242, Lot 0010)**, located in the **R-1-B** zone in the Woodbridge neighborhood. The property is an existing non-conforming record lot measuring 25 feet in width and 159.69 feet in length (3,992.25 sq. ft.), and is a buildable lot pursuant to **Subtitle C § 301.1**.

Under Order No. 20925, the Board previously granted special exception relief from the R-1-B side yard requirements (**Subtitle D § 206.2**, now **Subtitle D § 208.2**) to permit a detached single-family dwelling with two 3.5-foot side yards. This Modification with Hearing comprises two components:

1. Principal Structure Refinements: Minor modifications to the approved principal dwelling—including a 199 SF (8%) GFA increase, a 133 SF (13%) building area increase (to 1,167 SF) resulting from infilling recessed exterior voids and extending/widening the front tower element by 2'-7" (while reducing overall building length by 5"), a 9-inch (1.9%) height increase to 40'-0", revised front/rear siting within R-1-B limits, and slightly wider side yards of 3'-9" (east) and 3'-6" (west).

2. New Accessory Structure Relief: Special exception relief pursuant to **Subtitle D § 5201.2** and **Subtitle X § 901.2** for a proposed accessory structure measuring **16'-8" x 35'-4"** (588.9 SF) in main enclosed footprint with an exterior stair (**12'-0" x 3'-2"**, 38.0 SF) and upper-level balcony (**3'-6" x 11'-0"**, 38.5 SF), totaling **668 SF** in combined horizontal projected building area and **21'-0"** in height (within the two-story, 22-foot maximum permitted under **Subtitle D § 5002.1**) at the rear of the lot, specifically:

- **Side Yard Relief (Subtitle D § 5005.3):** To permit a **0'-4"** side yard where a **3'-0"** side yard is now required;
- **Lot Occupancy Relief (Subtitle D § 210.1):** To permit a total lot occupancy of 46% (1,835 SF combined principal and accessory building area on the 3,992.25 SF lot), exceeding the 40% matter-of-right maximum (up to 50% permitted by special exception under Subtitle D § 5201.2); and
- **Building Area Relief (Subtitle D § 5003.1):** To permit an accessory building area of **668 SF**, exceeding the 650 SF maximum by a minor **18 SF (2.8%)**. Notably, the enclosed structure itself measures 588.9 SF (and 627.4 SF including the 38.5 SF balcony), well below the 650 SF limit; however, depending on how the Zoning Administrator determines the primary level and horizontal projection of the 38.0 SF exterior stair under Subtitle B § 312, the total building area reaches 668 SF. Relief is requested out of an abundance of caution to ensure full zoning compliance at permit review.

When this modification application was originally submitted on May 14, 2026, the proposed accessory structure complied fully with all applicable zoning standards—including side yard and building area—and had been reviewed and approved by the Zoning Administrator as part of the current building permit application. Subsequent Zoning Regulations amendments effective July 10, 2026 introduced the 3'-0" side yard requirement under **Subtitle D § 5005.3** (while increasing the allowable accessory building area from 450 SF to 650 SF under **Subtitle D § 5003.1**). The accessory structure otherwise complies fully with **Subtitle D § 5002.1** (21'-0" height vs. 22'-0" maximum) and rear setback standards under **Subtitle D § 5004.1(a)–(b)**, being set back more than 7.5 feet from the alley centerline and at least 3'-0" from the rear lot line.

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II. COMPLIANCE WITH SPECIAL EXCEPTION STANDARDS

Pursuant to **Subtitle X § 901.2** and **Subtitle D § 5201.4**, the Board is authorized to grant special exception relief where the proposed development is in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps, will not tend to affect adversely the use of neighboring property, and satisfies the specific criteria of **Subtitle D § 5201.4(a)–(d)**:

1. Harmony with the General Purpose and Intent of the Zoning Regulations and Maps (Subtitle X § 901.2(a)):
The R-1-B zone is intended to protect quiet residential areas developed with detached single-family dwellings. The modified project retains a detached single-family residence compatible in scale, height (40'-0"), and front setback (22'-6", aligning with neighboring Lot 0057) with surrounding Woodbridge homes. On a 3,992.25 SF lot extending nearly 160 feet in depth, the accessory structure remains clearly subordinate to the 1,167 SF footprint / 2,616 SF GFA principal dwelling—its enclosed footprint is only 588.9 SF, and even with the conservative inclusion of the open exterior stair (38.0 SF) and balcony (38.5 SF), the 668 SF total exceeds the 650 SF limit by a minor 18 SF (2.8%). Total lot occupancy is 46% (1,835 SF), well within the 50% special exception cap under Subtitle D § 5201.2, leaving over half of the deep lot open.

2. No Undue Adverse Impact on Light and Air Available to Neighboring Properties (Subtitle D § 5201.4(a)):
The accessory structure has a 16'-8" x 35'-4" (588.9 SF) enclosed footprint with an open exterior stair (12'-0" x 3'-2", 38.0 SF) and balcony (3'-6" x 11'-0", 38.5 SF) totaling 668 SF and a matter-of-right height of 21'-0", situated at the rear of a deep 159.69-foot lot. Because the 18 SF (2.8%) overage above the 650 SF limit results solely from conservatively counting the open exterior stair and balcony projection rather than enclosed building mass, it creates no perceptible increase in shadow casting, airflow restriction, or bulk compared to a compliant 650 SF structure. Maintaining a 3'-0" rear setback and more than 7.5 feet from the alley centerline, together with the principal dwelling's widened side yards (3'-9" east and 3'-6" west), preserves ample light and air for the immediately adjoining properties to the west (Lot 0809, 2210 Otis Street, NE) and east (Lot 0057, 2216 Otis Street, NE), both of which have reviewed and expressed support for the modified plans.

3. No Undue Compromise to the Privacy of Use & Enjoyment of Neighboring Properties (Subtitle D § 5201.4(b)):
The 0'-4" side yard on the accessory structure sits along the side property line at the rear of the lot where neighboring yards are similarly utilized for accessory structures, parking, or rear yard storage. The structure contains no windows on the side elevation adjacent to the 0'-4" side yard, ensuring complete privacy for neighboring residents, and the exterior stair and balcony are oriented away from the adjacent side property line. On the principal building, window openings on the west elevation facing Lot 0809 (2210 Otis Street, NE) have also been reduced, further protecting neighbor privacy. Both immediately adjoining property owners—at 2210 Otis Street, NE (Lot 0809) to the west and 2216 Otis Street, NE (Lot 0057) to the east—have reviewed the revised plans and expressed full support for the project.

4. Visual Intrusion and Compatibility with Neighborhood Character (Subtitle D § 5201.4(c)):
The accessory structure is positioned at the rear of the property, screened from Otis Street, NE by the principal dwelling, and scaled appropriately to the alley frontage. Because the 18 SF (2.8%) building area overage stems from open stair and balcony projections rather than enclosed mass, it is visually imperceptible from the street or alley. The principal dwelling utilizes high-quality residential materials—fiber cement siding, standing seam metal, and natural wood accents—and refines the street-facing massing by extending the front tower element to the first floor (widened by 2'-7") and replacing the former flat roof with a residential shed roof form, harmonizing with the architectural character of the Woodbridge neighborhood..

5. Graphical Representations (Subtitle D § 5201.4(d)):
The applicant has submitted updated architectural plans, elevations, site plans, and sections illustrating the exact dimensions, setbacks, lot occupancy calculations, and relationship of the modified principal dwelling and proposed accessory structure to adjacent buildings and alleys.

III. ADJACENT NEIGHBOR AND COMMUNITY SUPPORT

The applicant has shared the updated architectural plans—including the principal building refinements and the proposed accessory structure—with both immediately adjoining property owners as well as Advisory Neighborhood Commission (ANC) 5B. Both adjoining neighbors have reviewed the modified plans and granted their full support for the project and requested relief:

- **West Adjoining Property – 2210 Otis Street, NE (Square 4242, Lot 0809):** The owner of the immediately adjacent property to the west has reviewed the modified plans and expressed support for the project.
- **East Adjoining Property – 2216 Otis Street, NE (Square 4242, Lot 0057):** The owner of the immediately adjacent property to the east has reviewed the modified plans and given full support for the project.

IV. CONCLUSION

For the reasons stated above, and as reinforced by the support of both immediately adjoining property owners at 2210 Otis Street, NE (Lot 0809) and 2216 Otis Street, NE (Lot 0057), the requested modifications to Order No. 20925 and the special exception relief for the accessory structure—including the 0'-4" side yard, 46% total lot occupancy, and 668 SF accessory building area—satisfy the requirements of **Subtitle Y § 704**, **Subtitle X § 901.2**, and **Subtitle D § 5201**. The project will bring a well-designed, context-sensitive single-family residence to an unimproved infill lot without adverse impact on neighboring properties or the zone plan. The applicant respectfully requests that the Board approve this Modification with Hearing.

Respectfully submitted,

Andy Murray, AIA
Studio Muzz Architects, PLLC
ARC 101982