



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Maxine Brown-Roberts, Development Review Specialist
Joel Lawson, Associate Director for Development Review

DATE: August 30, 2024

SUBJECT: BZA #21140 – 1631 G Street, SE – Request for relief for a covered porch

I. RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following requested special exception:

- Subtitle E § 210.1, Lot Occupancy (61% existing; 70% permitted by special exception; 69.1% requested) pursuant to Subtitle E § 5201 and Subtitle X § 901.

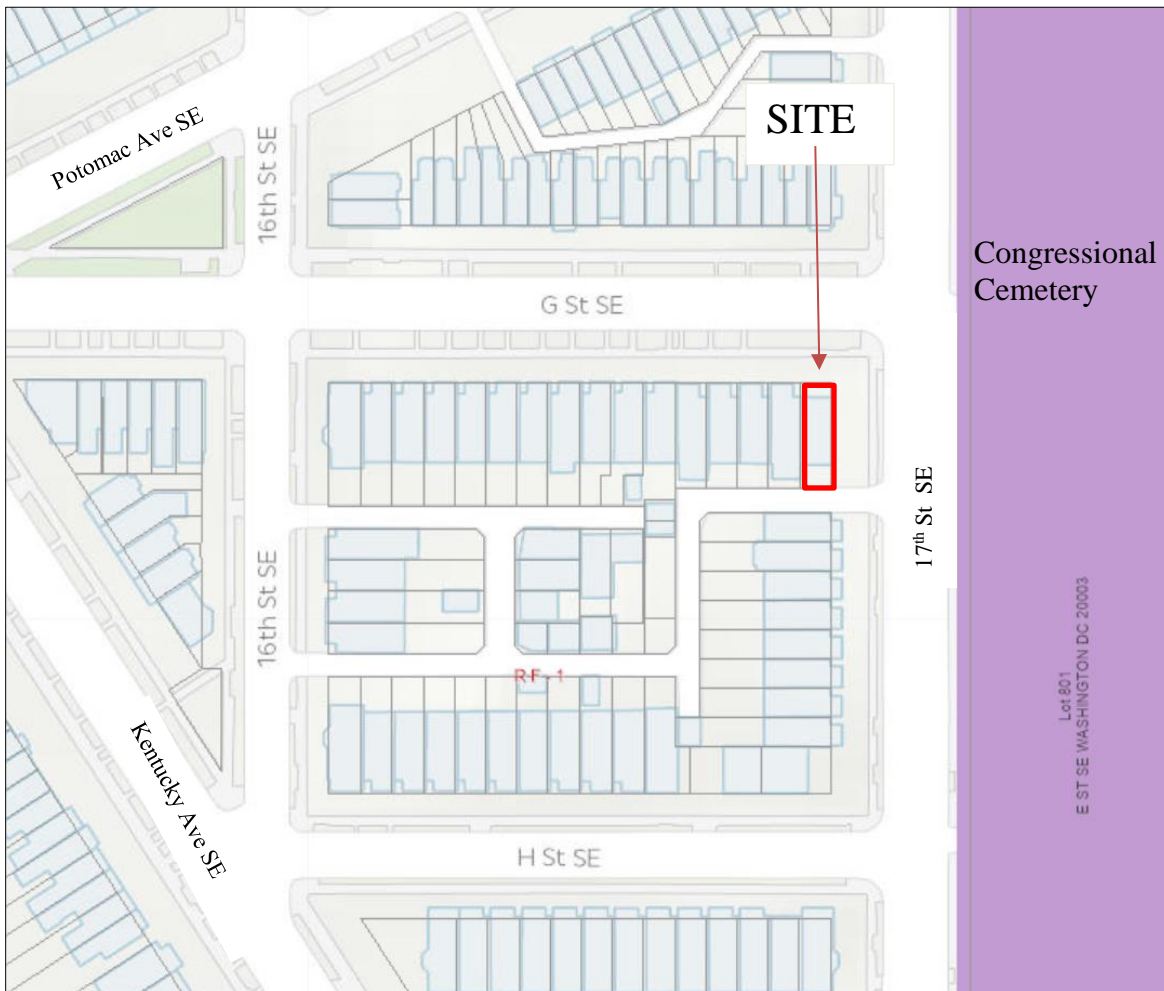
II. LOCATION AND SITE DESCRIPTION

Applicant	Carstenz Loan Holdings LLC represented by EUSTILUS LLC
Address	1631 G Street, SE
Legal Description	Square 1092, Lot 48
Ward / ANC	Ward 6, ANC 6B
Zone	RF-1 - Moderate density rowhouses and flats
Historic District / Resource	None
Lot Characteristics and Existing Development	A rectangular, 1,369 square feet (68 feet x 20 feet) lot abutting G Street, 17 th Street, SE and a 16 foot rear alley. The lot slopes upward from G and 17 th Streets and is developed with a three story plus cellar, single family dwelling.
Adjacent Properties and Neighborhood Character	The adjacent properties are developed with similar rowhouses on all sides. The surrounding neighborhood is developed with mostly rowhouses. The Congressional Cemetery is one block to the east and the Potomac Avenue Metro Station is two blocks to the west.
Proposal	To cover an existing porch.

III. ZONING REQUIREMENTS AND RELIEF REQUESTED

Item	Regulation	Existing	Proposed	Relief
Lot Width E 201	18 ft.	20 ft.	No change	Conforming
Lot Area, E § 201	1,800 sq. ft.	1,360 sq .ft.	No change	Existing Non-Conforming
Height, E § 203	35 ft./3 stories	34.92 ft./3 stories	34.92 ft./3 stories	Conforming
Lot Occupancy E § 210.1 and § 5201.1	60% 70% by sp.ex.	61%	69%	Requested
Rear Yard, E § 207	20 ft.	20 ft.	20 ft.	Conforming

Site Location



IV. ANALYSIS

Special Exception from Lot Occupancy – Subtitle E § 210.1, pursuant to E § 5201

5201.1 *For an addition to a principal residential building on a non-alley lot or for a new principal residential building on a substandard non-alley record lot as described by Subtitle C § 301.1, the Board of Zoning Adjustment may grant relief from the following development standards of this subtitle as a special exception, subject to the provisions of this section and the general special exception criteria at Subtitle X, Chapter 9:*

- (a) ***Lot occupancy*** up to a maximum of seventy percent (70%) for all new and existing structures on the lot;
- (b) *Yards, including alley centerline setback;*
- (c) *Courts; and*
- (d) *Pervious surface.*

The addition of a cover on the existing porch makes it subject to lot occupancy requirements and increases the overall lot occupancy of the building from 61% to 69% which is higher than the matter of right limit of 60% but within the 70% limit of a special exception. The Applicant requests special exception relief, which the Board can grant pursuant to the criteria of Subtitle E § 5201 and Subtitle X § 901 outlined below.

5201.2 & 5201.3 *[not applicable]*

5201.4 *An applicant for special exception under this section shall demonstrate that the proposed addition, new building, or accessory structure shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:*

- (a) *The light and air available to neighboring properties shall not be unduly affected;*

At [Exhibit 10](#), the Applicant provided a Sun Study which shows that the covering would cast shadows on the adjacent property at 9:00 am in the morning but only up to the porch. By 12:00 noon the shadow would recede to a small portion of the yard. The shadow would not extend to any living areas. Therefore, it does not appear that the porch would unduly affect the light and air to the adjacent property.

- (b) *The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;*

The privacy of neighboring properties should not be unduly impacted as it would remain the same as currently exists.

- (c) *The proposed addition or accessory structure, together with the original building, or the new principal building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the street or alley frontage; and*

The size and style of the porch would be similar to other porches along G and 17th Streets. Similarly,

the color and material would complement the house to which it is attached. Therefore, the porch would not substantially intrude upon the pattern and character of houses along G and 17th Streets.

- (d) *In demonstrating compliance with paragraphs (a), (b), and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways.*

The application materials include architectural and site plans, elevations, photos, and a sun study.

- 5201.5 *The Board of Zoning Adjustment may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent and nearby properties.*

No special treatment is recommended.

- 5201.6 *This section shall not be used to permit the introduction or expansion of a nonconforming use, lot occupancy beyond what is authorized in this section, height, or number of stories, as a special exception.*

Granting the requested lot occupancy relief is within that which is allowed by special exception in the RF-1 zone and would not allow the introduction of a nonconforming use as the property would continue to be for residential use.

Subtitle X § 901

- 901.2 *The Board of Zoning Adjustment is authorized under § 8 of the Zoning Act, D.C. Official Code § 6-641.07(g)(2), to grant special exceptions, as provided in this title, where, in the judgment of the Board of Zoning Adjustment, the special exceptions:*

- (a) *Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;*

The proposal would be consistent with the purpose and intent of the RF-1 zone to be developed with predominantly row dwellings. The request would be consistent with all other requirements found in Subtitle E, Chapter 2, and the lot occupancy would be within that which is allowed by special exception.

- (b) *Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and*

As noted above, the requested relief should not unduly impact the use of neighboring property, as it relates to light, air, privacy of view from adjacent trees and would otherwise be in conformance with the other development requirements and the intent of the RF-1 zone.

- (c) *Subject in specific cases to the special conditions specified in this title.*

As demonstrated above, the proposal meets all the criteria of Subtitle E, § 5201.

V. COMMENTS OF OTHER DISTRICT AGENCIES

DDOT has advised OP by email that they have no objections to this application. As of the date of this report, the record does not contain comments from other District agencies.

VI. ANC COMMENTS

The property is within ANC 6B. At Exhibit 19, the ANC recommends approval of the requested special exception.

VII. COMMUNITY COMMENTS

At the time of this report, the record does not contain any letters from the community.