

## MEMORANDUM

**TO:** District of Columbia Board of Zoning Adjustment

**FROM:** Karen Thomas, Case Manager  
Joel Lawson, Associate Director Development Review

**DATE:** September 5, 2024

**SUBJECT:** BZA Case 21159 (622 Jefferson Street, N.W.) to permit the restoration of a front porch at the single-family home in the RF-1 zone.

### **I. OFFICE OF PLANNING RECOMMENDATION**

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

- In-kind replacement of porch roof element under Subtitle E § 204.1, pursuant to Subtitle E § 204.4 and Subtitle X § 900.

### **II. LOCATION AND SITE DESCRIPTION**

|                                    |   |
|------------------------------------|---|
| Address                            | 622 Jefferson Street, N.W.  |
| Applicant                          | 622 Jefferson Street LLC  |
| Legal Description                  | Square 3209, Lot 0095   |
| Ward, ANC                          | Ward 4, ANC 4D  |
| Zone                               | <b>RF-1</b> (Residential Flat Zone) allows two dwelling units to be located within the principal structure, or one each in the principal structure and an accessory structure.  |
| Historic District                  | Not applicable.   |
| Lot Characteristics                | The irregularly shaped lot has 2,358 square feet of area, with 18-feet of frontage along Jefferson Street. The rear of the lot, 19-feet in width, abuts a 20-foot-wide public alley.  |
| Existing Development               | The property is currently developed with a two-story attached dwelling, with a front porch consistent with the abutting homes.  |
| Adjacent Properties                | To the north, across Jefferson Street, are existing attached dwellings and multi-family developments. To the east and west are existing attached dwellings. To the south, across the public alley, are existing attached dwellings. |
| Surrounding Neighborhood Character | The surrounding neighborhood character is predominantly moderate density residential, consisting of various residential typologies, including attached dwellings, semi-detached dwellings, and apartment houses.                    |

|                      |  |
|----------------------|--|
| Proposed Development | <p>The applicant proposes to restore the existing porch roof at the front of the home to its original condition as part of the home's overall renovation. After filing its building permit application, according to the Applicant, the Department of Buildings (DOB) determined that the porch roof was demolished without providing evidence that it required repair.</p> <p>Accordingly, the applicant has requested special exception relief pursuant to Subtitle E § 204.4 from the roof top architectural element requirement of E § 204.1.</p> <p>No other relief has been requested.</p> |
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### III. ZONING REQUIREMENTS and RELIEF REQUESTED

| Zone – RF-1                                   | Regulation  | Existing                | Proposed                     | Relief                |
|---|---|-------------------------|------------------------------|-----------------------|
| Lot Width E § 201                             | 18 ft.  | 18 ft.                  | No change                    | None required         |
| Lot Area E § 201                              | 1,800 sq. ft. min.                                  | 2,358 sq. ft.           | No change                    | None required         |
| Pervious Surface E § 204                      | 20%   | 38%                     | No change                    | None requested        |
| Height E § 303                                | 35 ft. max.   | 24 ft.                  | No change                    | None required         |
| Lot Occupancy E § 304                         | 60% max.  | 38%                     | 41%                          | None required         |
| Front Setback E § 305                         | Within range of existing front setbacks (0 ft.)     | 0 ft.                   | 0 ft.                        | None required         |
| Rear Yard E § 306                             | 20 ft. min.   | 83 ft.                  | 73.6 ft.                     | None required         |
| Roof Top or Upper Floor Elements<br>E § 204.1 | Shall not remove or alter original rooftop elements | Porch roof in disrepair | Replacement of roof in-kind. | <b>S.E. Requested</b> |

### IV. OFFICE OF PLANNING ANALYSIS

#### a. Special Exception Relief pursuant to Subtitle E § 204.4

The Board of Zoning Adjustment may grant relief from the requirements of Subtitle E § 204.1 as a special exception pursuant to Subtitle X, Chapter 9, and subject to the following conditions:

*(a) The proposed construction shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:*

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

The proposed roof replacement would retain the same proportions as the former one, including its height and open nature so as not to obstruct the enjoyment of light and air to neighboring properties.

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

Similarly, the existing privacy conditions would not be altered beyond what currently exists for open porches, like porches of abutting neighbors.

- (3) *The proposed construction, 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.*

The intent of the replacement would be to maintain the character of the scale and pattern of homes through consistency of the proposed porch design.

- (b) *In demonstrating compliance with paragraph (a), the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed construction to adjacent buildings and views from public ways; and*

The Applicant provided the requirements at Exhibits [2](#), [5](#) and [6](#).

- (c) *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 or nearby properties, or to maintain the general character of a block.*

OP does not prescribe special treatment.

**b. SPECIAL EXCEPTION REVIEW STANDARDS: Subtitle X Section 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 proposed porch and roof replacement would be in harmony with the intent of the Regulations since the style and pattern of the original porch would be maintained as required by the intent of the Regulations under E § 204.1. The property would remain as a single-family home as anticipated by the Regulations.

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

The porch replacement would not adversely impact the use of neighboring property, as all repair activity would remain on the subject property as anticipated for repairs on private property.

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

The special conditions are deemed satisfied by OP's review of the special conditions discussed under special exception relief of E § 204.4

## V. COMMENTS OF OTHER DISTRICT AGENCIES

District Department of Transportation has not provided comments to date.

## VI. COMMUNITY COMMENTS

The ANC 4D submitted its comment of “no concerns” in its report at [Exhibit 17](#) of the record.

The neighbor at 620 Jefferson Street submitted a letter in support of the porch renovation.

### Location Map

