



## **MEMORANDUM**

**TO:** District of Columbia Board of Zoning Adjustment  
**FROM:** Karen Thomas, Case Manager  
*JL* Joel Lawson, Associate Director Development Review  
**DATE:** September 20, 2024

**SUBJECT:** BZA Case 21181: Request for special exception relief pursuant to allow a two-story rear addition not meeting the required side yard at 2610 Monroe St N.E.

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

The Office of Planning (OP) recommends **approval** of the following special exception pursuant to Subtitle D § 5201 and Subtitle X § 901:

- D § 208.7 (8 ft. required, 3.9 ft. existing; 3.9 ft. proposed); and

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

Address	2610 Monroe Street NE
Applicants	Gregory and Desiree Wright
Legal Description	Square 4312, Lot 8
Ward, ANC	Ward 5; ANC 5B
Zone	R-1B, low density residential
Historic Districts	None
Lot Characteristics	The lot is irregularly shaped and slightly elevated from front to the rear.
Existing Development	The single-story family home on the lot is currently under renovation with a two-story rear addition.
Adjacent Properties	Properties to the east and west are also developed with single-family homes.
Surrounding Neighborhood Character	The neighborhood is developed primarily with single family homes typical of the low-density R-1B district.
Proposed Development	The Applicants are currently renovating the existing home which does not meet the required 8-feet side yard. A two-story rear addition would maintain the existing 3.9 ft side yard. No other relief has been identified by the Zoning Administrator's memo of <a href="#">Exhibit 9</a> .



### III. ZONING REQUIREMENTS and RELIEF REQUESTED

R-1B Zone	Regulation	Existing	Proposed	Relief
Height D § 203.2	40 ft. max.	18 ft.	27 ft.	None Required
Lot Width D § 202	50 ft. min.	40 ft.	40 ft.	None Required
Lot Area D § 202	5,000 sq.ft. min.	6,212 sq.ft.	6,212 sq. ft.	None Required
Lot Occupancy D § 210	40% max.	18 %.	19 %	None Required
Rear Yard D § 207	25 ft. min.	92 ft.	92 ft.	None Required
<b>Side Yard D § 208.7</b>	<b>8 ft. min.</b>	<b>3.9 ft.</b>	<b>3.9 ft.</b>	<b>Requested</b>

### IV. OP ANALYSIS

#### Subtitle D § 5201 ADDITION TO A BUILDING OR ACCESSORY STRUCTURE

5201.1 For an addition to a principal residential building with one (1) principal dwelling unit 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 subject to the following table:

**TABLE D § 5201.1(a): MAXIMUM PERMITTED LOT OCCUPANCY BY SPECIAL EXCEPTION**

Zone	Maximum Lot Occupancy
R-3, R-13, and R-17 R-20 - Row dwellings	70%
R-20 - Detached and semi-detached dwellings All other R zones	50%

The existing lot occupancy is 18% and with the proposed addition would be increased to 19%. This is well within the matter of right lot occupancy of 40%.

(b) Yards, including alley centerline setback; and

The Applicant requests relief from the required side yard setback of 8 feet, where 3.9 feet is existing and proposed.

(c) Pervious surface. N/A

5201.2 & 5201.3 N/A

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

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

The west side yard has an existing side setback of 3.9 feet, which would be continued towards the rear of the lot by the addition. The home to the west has a side yard that is greater than 8

feet. Therefore, the proposed addition should not unduly affect the light and air flow to the existing property. The addition would not extend beyond the home to the west. The existing side yard would not be eliminated or reduced.

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

The privacy of the most potentially impacted neighbor to the west would not be adversely compromised, since the addition would not extend beyond the neighbor's home and there is an existing privacy fence that separates the homes along the property line. One bedroom window is shown on the proposed plan on the upper level, but this should not unduly impact privacy to the neighbor.

(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 proposed rear addition is at the rear of the lot, so should not be highly from Monroe Street. As viewed from the alley, it would not be out of character with existing rear additions to homes on the block visually intrude on the character of the neighborhood.

(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 Applicants conformed to the requirements noted in Exhibits 4, 6 and 8.

*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.*

OP does not recommend additional treatment for the addition based on the side yard setback.

*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.*

The bulk and massing of the addition would not exceed that permitted for the R-1B zone and the property would continue to be used as a single-family home.

## **Subtitle X Section 901 SPECIAL EXCEPTION REVIEW STANDARDS**

*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 relief from the side yard setback would satisfy the review criteria as discussed above. The relief would not result in a building that would be inconsistent with the bulk,

height, scale or use intended by the zoning, so should not be contrary to the purpose and intent of the zoning.

*(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, adverse impacts on neighboring property are not anticipated by the proposed addition.

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

The special conditions noted above have been satisfied.

## **V. OTHER DISTRICT AGENCIES**

OP received an email of no objection from the District Department of Transportation (DDOT) on 9/13/2024.

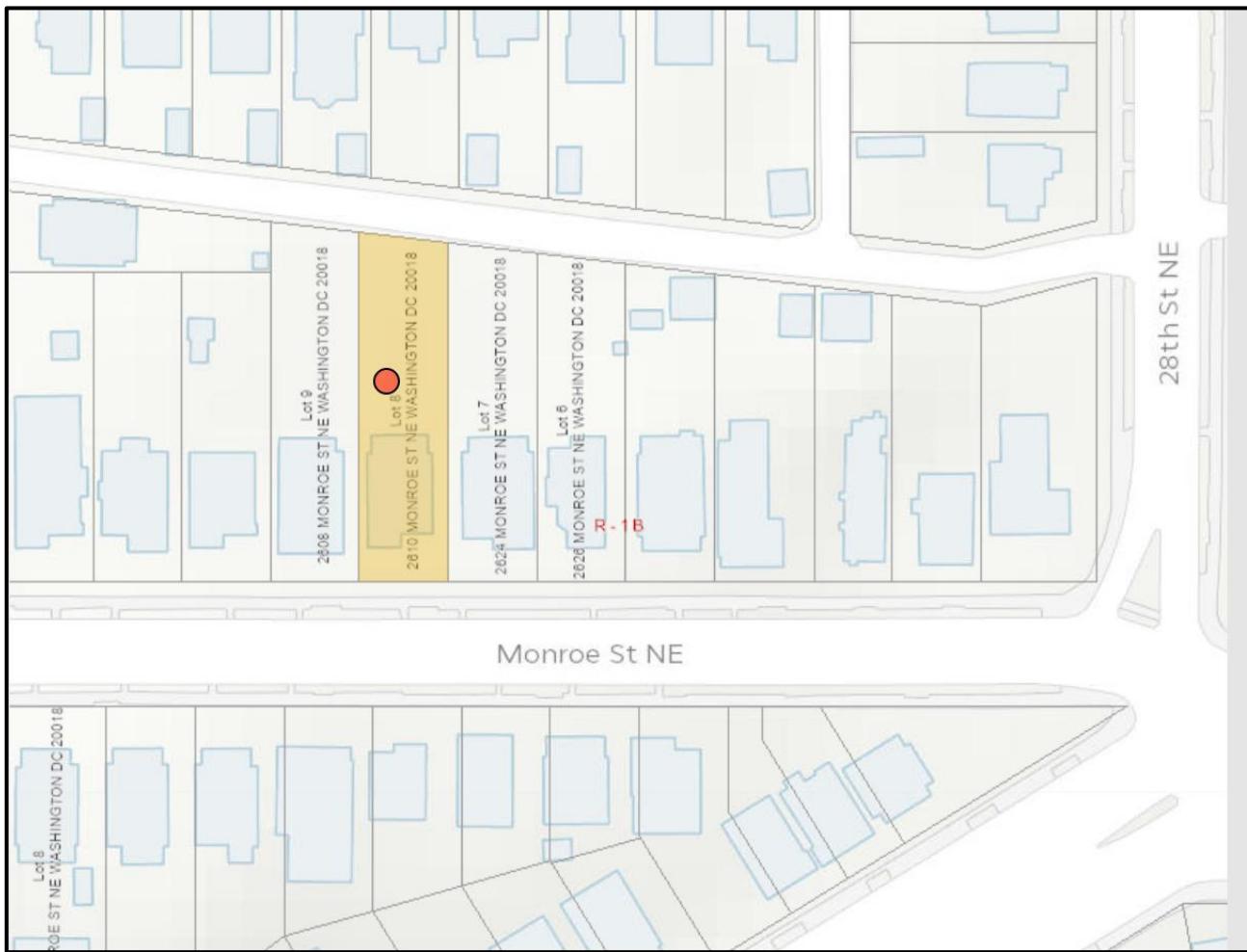
## **VI. ADVISORY NEIGHBORHOOD COMMISSION**

The ANC 5B comments had not been added to the record to date.

## **VII. COMMUNITY COMMENTS**

There have been no neighborhood comments in the record at the writing of this report.

Attachment: Location Map



LOCATION MAP – 2610 Monroe Street NE