

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Shepard Beamon, Development Review Specialist
Joel Lawson, Associate Director Development Review

DATE: October 17, 2024

SUBJECT: BZA Case 21182: Request for special exception relief to construct side and front additions to an existing, detached, three-story dwelling at 2525 Belmont Road NW.

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:

- Side Yard, D § 208.2 (Required: 8 ft.; Existing: 15.3 ft.; Proposed: 1.5 ft.);
- Lot Occupancy, D § 210.1 (Required: 40%; Existing: 44.1%; Proposed: 49.9%); and
- Pervious Surface, D § 211.1 (Required: 50%; Existing: 11.5%; Proposed: No change)

II. LOCATION AND SITE DESCRIPTION

Address	2525 Belmont Road NW
Applicants	VW Fowlkes for 2021 Project H SPV, LLC
Legal Description	Square 2501, Lot 30
Ward, ANC	Ward 2; ANC 2D
Zone	R-1B
Historic Districts	N/A
Lot Characteristics	Trapezoidal-shaped lot measuring 6,667 sq. ft.
Existing Development	Three-story, single-family detached dwelling
Adjacent Properties	The property is adjacent to a single-family detached dwelling to the south and unzoned open space adjacent to Rock Creek and Potomac Parkway to the north.
Surrounding Neighborhood Character	The surrounding neighborhood primarily consists of single-family detached dwellings with chancery uses nearby.
Proposed Development	Construct side, front and third-floor additions to the existing dwelling.

III. ZONING REQUIREMENTS and RELIEF REQUESTED

R Zone	Regulation	Existing	Proposed	Relief
Lot Width D § 202 (302)	50 ft. min.	100 ft.	No change	None requested
Lot Area D § 202	5,000 sq. ft. min.	6,667 sq. ft.	No change	None requested
Height D § 203	40 ft. max.	35 ft. 10 in.	No change	None requested
Front Setback D § 206	In range of existing front setbacks of all residential buildings on the same block	5 ft. 1 in.	No change	None requested
Rear Yard D § 207	25 ft. min.	45 ft. 11 in.	No change	None requested
Side Yard D § 207	8 ft. min.	0 ft. (left) Existing Non-conforming 15.3 ft. (right)	0 ft. (left) 0 ft. (right)	Relief requested
Lot Occupancy D § 210	40% max. 50% by sp. ex.	44.1%	49.9%	Relief requested
Pervious Surface D § 211	50% min.	11.5%	11.5%	Relief requested
Parking C § 701	1 per principal dwelling	1 parking space	No change	None requested

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

Zones	Type of Structure	Maximum Percentage of Lot Occupancy (%)
All R-3 zones except R-3/GT	All Structures	70
R-3/GT	Row	
R-3/GT	Detached Semi-detached	50
All other R zones	All Structures	

(b) ***Yards***, including alley centerline setback; and

(c) ***Pervious surface***.

The applicant is requesting special exception relief from lot occupancy (not to exceed 50%), pervious cover, and side yard requirements to construct side and front additions. The existing right side and rear yard are mostly covered with a slate terrace and the applicant proposes to eliminate the side portion of the terrace with a one-story addition. The applicant does not propose to change the amount of pervious surface; however, the property currently has a nonconforming percent of pervious cover and the applicant proposes to expand the house so has requested special exception relief for pervious cover. The applicant proposes replacing the existing concrete steps with a front porch addition, which would increase the lot occupancy to 49.9% when combined with the side addition. The applicant also proposes a third-floor addition that will meet the height requirement for the R-1B zone and does not require any special exception relief.

5201.2 & 5201.3 not relevant to this application

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 proposed additions for which relief is sought should not impact light and air for neighboring property. The right side of the property, where the applicant proposes an addition, abuts unzoned federal parkway open space and should not cast undue shadows or block airflow for nearby homes or recreation space.

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

As stated above, the side addition abuts open space and would not have direct views into neighboring homes. The requested relief for lot occupancy and pervious cover should not impact the use and enjoyment of neighboring properties.

(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

When viewed from the street, the proposed additions together with the original building should not substantially visually intrude upon the character, scale, and pattern of the homes in the surrounding area. The building will continue to be a single-family dwelling which is consistent with the development pattern of homes in 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 applicant has provided sufficient graphical representations in the form of plans, elevations, and photos of the property.

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 propose any special treatment for the protection of adjacent properties.

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 proposal should not result in expanding a nonconforming use or lot occupancy that exceeds the maximum allowable by special exception. The applicant does not propose a building height or number of stories that exceeds what is allowed in the R-1B zone.

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 Maps;

The requested special exceptions would be in harmony with the general purpose and intent of the Zoning Regulations. The R-1B zone is intended to allow for detached single-dwelling houses which this project will maintain. The proposed lot occupancy would not exceed 50%, the maximum allowed by special exception. Although the existing pervious cover is nonconforming, the applicant does not propose to increase the existing percentage. The home will not exceed the maximum building height or reduce the front and rear yards, so would not result in a building form or use inconsistent with the intent of the zone.

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

The requested special exceptions should not adversely affect the neighboring property as the principal dwelling has only one abutting neighbor located on the opposite side of the proposed first-floor side addition. An increase in lot occupancy and the requested relief for pervious cover should not negatively affect the use of the neighboring property.

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

OP does not propose special conditions in this title.

V. OTHER DISTRICT AGENCIES

DDOT has reviewed the application and has notified OP that they have no objection to the approval of the requested special exceptions.

VI. ADVISORY NEIGHBORHOOD COMMISSION

No comments from ANC 2D have been filed to the record as of the date of this report.

VII. COMMUNITY COMMENTS

No comments from community members have been filed to the record as of the date of this report.

LOCATION MAP

