

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Ron Barron, Case Manager
Joel Lawson, Associate Director Development Review

DATE: October 9, 2024

SUBJECT: BZA Case 21189: Request for special exception relief pursuant to allow replacement of a rear addition at 816 G Street, SE.

I. RECOMMENDATION

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

- Subtitle E § 208.3, side yard requirements (5 ft. required, if provided, 3.5 ft. existing and proposed)

II. LOCATION AND SITE DESCRIPTION

Address:	816 G Street, SE
Applicant:	Sidney Neely
Legal Description:	Square 926, Lot 802
Ward / ANC:	Ward 6; ANC 6B
Zone:	RF-1
Historic Districts:	Capitol Hill Historic District
Lot Characteristics:	Irregular lot with front and rear lot lines of 24.9 ft. and west facing side lot line of 90 ft. The east facing side lot line extends along lot 832 for 70 ft, and then continues in a dog leg abutting the rear lot lines of lots 831 and 830. All adjacent lots are in Square 926.
Existing Development:	Two-story semi-detached row house built in 1874.
Adjacent Properties:	To the east is 814 G St. SE, an attached two-story rowhome. To the west is 818 G St. SE, a semi-detached two-story rowhome. To the north, the property shares rear lot lines with 537 9 th St. SE and 535 9 th St. SE. To the south is G St. SE.
Surrounding Neighborhood Character:	Primarily two-story attached and semi-detached row homes
Proposed Development:	Removing an existing two-story rear addition and one-story mud room and constructing a new two-story structure, extending further into the rear yard, and extending the existing non-confirming 3.5 foot side yard.

III. ZONING REQUIREMENTS and RELIEF REQUESTED

RF-1 Zone	Regulation	Existing	Proposed ¹	Relief:
Density E § 201 (302)	2 principal units max.	1 Unit	No Change	None Requested
Lot Width E § 202 (201)	18 ft. min.	21.3 ft.	No Change	None Requested
Lot Area E § 202 (201)	1,800 sq. ft. min.	1848 sq. ft.	No Change	None Requested
Height E § 203 (303)	35 ft. max.	24 ft.	No Change	None Requested
Rear Yard E § 207 (306)	20 ft. min.	27.6 ft.	20.1 ft.	None Requested
Side Yard E § 208 (307)	None required, but 5 ft. min. if provided	3.5 ft.	No Change	Sp. Ex. Requested
Lot Occupancy E § 210 (304)	60% max.	38.3 %	47 %	None Requested

IV. OP ANALYSIS

The applicant proposes to demolish an existing rear addition and attached mudroom and replace it with a new two-level structure that extends an additional 8 ft. into the rear yard. Although no rear yard relief would be required, the existing mudroom was constructed in a required side yard, and the applicant is requesting relief to maintain and extend the nonconforming side yard in the proposed new addition. Pursuant to Subtitle E § 208, no side yard is required, however, if one is provided it must be at least 5 ft. The proposed construction would provide a side yard of only 3.5 ft.

Subtitle E Chapter 5201 ADDITION TO A BUILDING OR ACCESSORY STRUCTURE

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 requested relief can be approved by special exception pursuant to this section.

5201.2 & 5201.3 not relevant to this application

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;

The proposed construction should have a minimal impact on light and air available to neighboring properties. The property's rear yard shares lot lines with four other properties. The principal structure currently has a two-story addition, and the proposed construction would extend 8 ft. further in depth than the existing conditions. Increasing the side yard relief by an additional eight feet would be unlikely to unduly decrease the availability of light and air beyond current conditions.

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

Approval would be unlikely to unduly compromise the privacy of use and enjoyment of neighboring properties. The proposed design minimizes the number of side windows such that few if any new views would be created into neighboring windows, or into rear yards.

(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 construction should not substantially intrude upon the character, scale, and pattern of houses along the street. The property has no alley access. The existing one-story mudroom that the proposed construction would replace is only somewhat visible from the street since it is at the rear of the house. The new addition would maintain the existing side yard. The façade would maintain the look and feel of a single-family home. The proposal was also reviewed and approved by the Historic Preservation Review Board (HPRB).

(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 included graphical representation sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways.

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 special treatment.

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.

Approval of the requested special exception would be consistent with the standards of this section.

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;*

Approval of the requested special exception would be consistent with the general purpose and intent of the RF-1 zone. The zone is intended to provide primarily for residential row buildings. The structure is currently a single-family home and would remain so.

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

Approval of the requested special exception would be unlikely to have an adverse effect on the use of neighboring property for the reasons articulated above.

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

As described above, the applicant has adequately addressed the criteria for the relief requested.

V. OTHER DISTRICT AGENCIES

The DC Historic Preservation Review Board reviewed and approved the proposed addition.

DDOT reviewed the application and advised OP they had no objection to approval.

No other District agencies have submitted comment to the record at this time.

VI. ADVISORY NEIGHBORHOOD COMMISSION

ANC 6B has not submitted a report to the record at the time of this report.

VII. COMMUNITY COMMENTS

Two letters in support have been submitted to the record at Exhibits [18](#) and [19](#). No other community comments had been submitted at the time of this report.

Attachment: Location Map

Figure 1: Location Map

