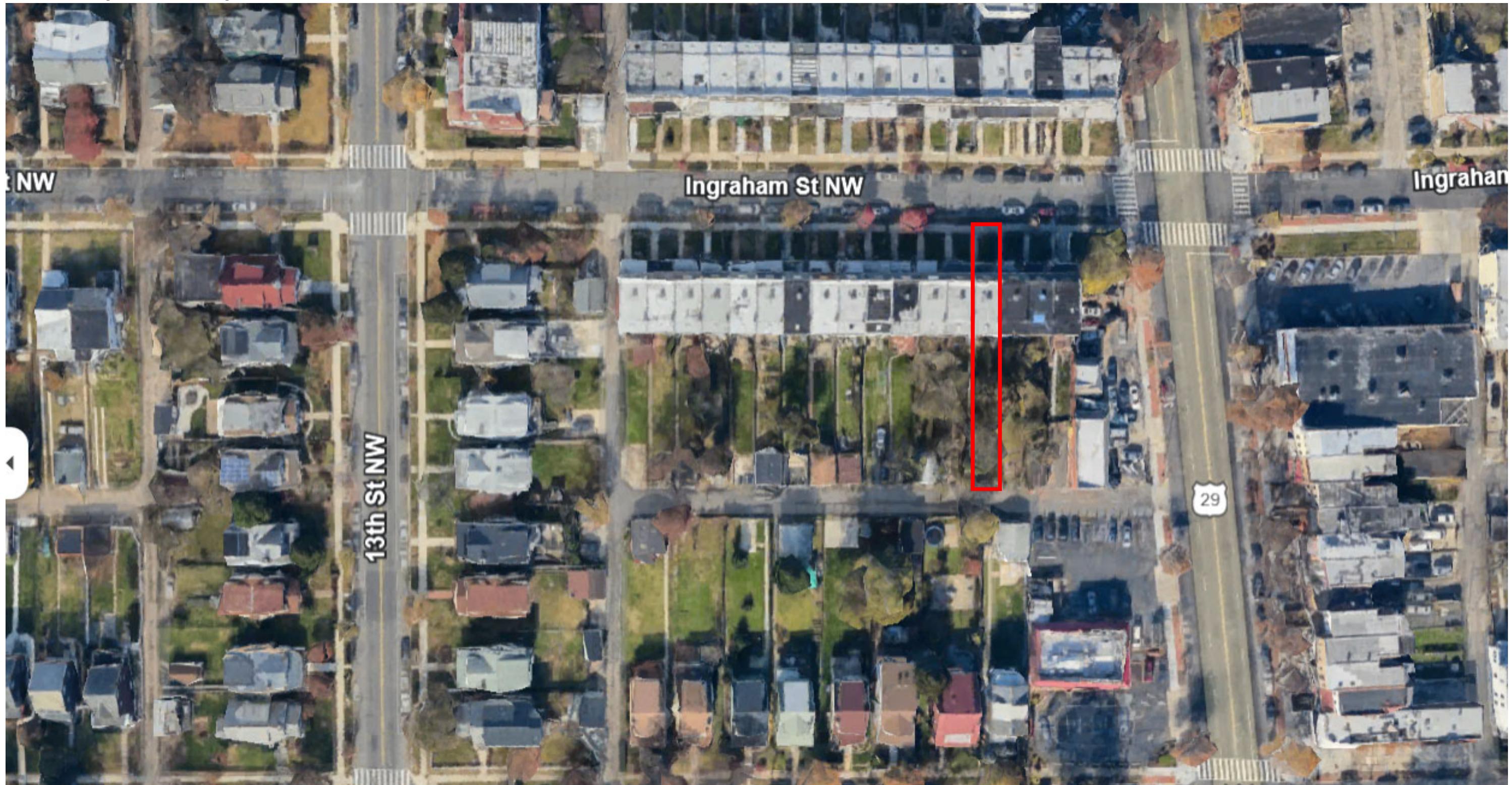


DC BZA  
Case No. 21201  
St. Thomas Group, LLC  
1210 Ingraham Street, NW

December 4, 2024

# Property Location

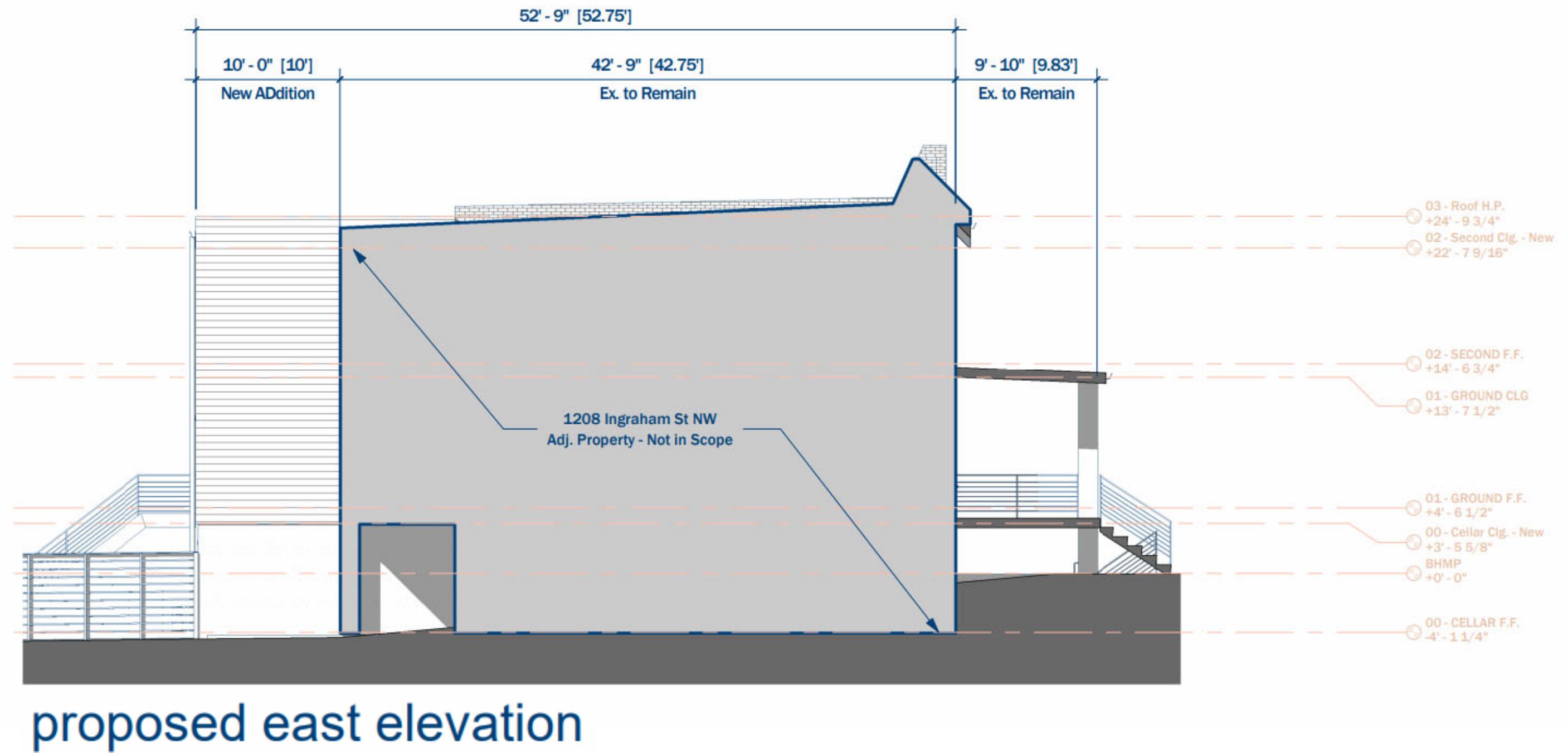


# Zoning Map

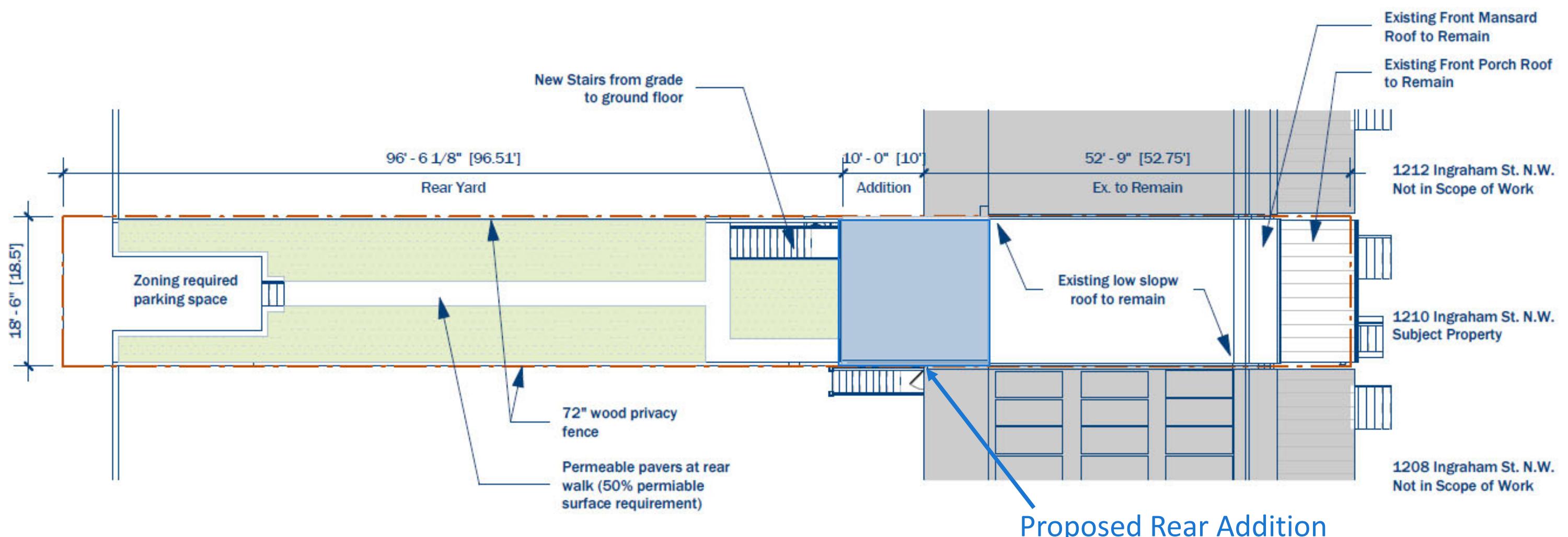


Small section of row homes  
in R-1B Zone District.

# Proposed Rear Addition



# Proposed Site Plan



# Special Exception Findings

## **Subtitle X § 901.2**

The BZA is authorized to grant a Special Exception where the Special Exception:

- (a) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;
- (b) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and
- (c) Will meet such special conditions as may be specified in the Zoning Regulations.

## **Subtitle D § 5201.1**

The BZA is authorized to grant Special Exception relief for an addition to a principal dwelling unit, where the proposed addition will not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, specifically:

- (1) The light and air available to neighboring properties shall not be unduly affected;
- (2) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised; and
- (3) The proposed addition, 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.