


MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Shepard Beamon, Case Manager
 Joel Lawson, Associate Director Development Review

DATE: November 27, 2024

SUBJECT: BZA Case 21202: Request for special exception relief to construct a rear addition and third story with a roof deck to an attached, two-story dwelling at 3719 S Street 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:

- Rear Extension, D § 207.5 (10 ft. max. allowed; 13.9 ft. proposed)

II. LOCATION AND SITE DESCRIPTION

Address	3719 S Street NW
Applicants	Sullivan & Barros on behalf of Carbajal Properties LLC
Legal Description	Square 1308, Lot 63
Ward, ANC	Ward 2; ANC 2E
Zone	R-3/GT
Historic Districts	Georgetown
Lot Characteristics	Rectangular lot measuring 2,281 sq. ft. with rear alley access.
Existing Development	Two-story single-family row dwelling with a cellar and a detached rear shed
Adjacent Properties	Two-story single-family row dwellings and a rear alley abutting to the north.
Surrounding Neighborhood Character	The surrounding neighborhood primarily consists of two-story attached, single-family dwellings.
Proposed Development	The applicant proposes to construct a rear addition and a third-story addition.

III. ZONING REQUIREMENTS and RELIEF REQUESTED

R Zone	Regulation	Existing	Proposed	Relief
Lot Width D § 202	20 ft. min.	18.25 ft.	No change	None requested
Lot Area D § 202	2,000 sq. ft. min.	2,281 sq. ft.	No change	None requested
Height D § 203	35 ft. max.	N/A	33 ft. 1 in.	None requested
Front Setback D § 206	Consistent with at least one of the immediately adjacent properties on either side.	N/A	N/A	None requested
Rear Yard D § 207	20 ft. min.	N/A	39 ft. 11 in.	None requested
Rear Extension D § 207.5	10 ft. max. beyond adjoining building	N/A	13. ft.	Relief requested
Side Yard D § 207	N/A	N/A	N/A	None requested
Lot Occupancy D § 210	60% max. by right	29.72%	39.76%	None requested
Parking C § 701	N/A	N/A	2 spaces	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 requests special exception relief to allow a rear addition to extend more than the permitted 10 feet beyond the rear wall of the adjoining property to the east only. The applicant previously applied for and was granted a building permit to construct the third story and rear addition. However, it was later discovered that permit had been issued in error due to the rear addition extending 3.9 feet more than allowed by right and the applicant was instructed to apply for this special exception.

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 additional 3.9 feet of the addition would be unlikely to have significant impacts on light and air for the adjacent properties. The proposed addition would provide a 39.1-foot rear yard, nearly double the minimum required rear yard, which should allow sufficient light and airflow to the neighboring rear yards.

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

The privacy of use and enjoyment of neighboring properties should not be unduly compromised as the proposed rear addition is designed not to have windows on either side that view into the rear yards or homes of adjacent 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 rear addition would not be visible. Views from the alley of the rear addition would be partially obstructed. The proposed development will sustain the subject property as a single-family dwelling and would exceed the minimum required rear yard. As such, the requested relief to allow an additional 3.9 feet should not substantially impact the character, scale or pattern of houses along the block.

(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 and photographs.

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 treatments.

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 existing and proposed use as a single-family house is a conforming use in the R-3/GT zone. No other nonconformities would be created or expanded by granting the requested relief.

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 requested special exception should be in harmony with the general purpose and intent of the Zoning Regulations as the proposed rear addition would not result in a building that exceeds the maximum lot occupancy, required rear yard, or maximum building height. The R-3/GT zone is intended to limit permitted ground coverage of new and expanded buildings and other construction to encourage a general compatibility between the siting of new or expanded buildings and the existing neighborhood. The requested relief to extend a rear yard addition 3.9 feet beyond what is permitted as a matter of right would not be inconsistent with the general purpose and intent of the R-3 zone.

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

The proposed addition should not adversely impact the use of the neighboring property. As previously stated, the addition is designed to not include any windows on the side facades, therefore, there would be no direct views into the neighboring homes or rear yard.

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

The proposed addition would meet the Section 5201 criteria specific to the request. OP does not recommend any special conditions.

V. OTHER DISTRICT AGENCIES

DDOT has informed OP that they have reviewed the above-referenced BZA case and has no objection to the approval of the application.

VI. ADVISORY NEIGHBORHOOD COMMISSION

To date, no comments from ANC 2E have been submitted to the record.

VII. COMMUNITY COMMENTS

To date, no comments from the community have been submitted to the record.

LOCATION MAP

