


MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Michael Jurkovic, AICP, Case Manager
 Joel Lawson, Associate Director Development Review

DATE: January 3, 2025

SUBJECT: BZA Case 21213: Request for special exception relief to allow a second story addition at 6111 Broad Branch Road NW.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception relief, pursuant to Subtitle D § 5201 and X § 901.2:

- Subtitle D § 207.1 Required Rear Yard
(25 ft. minimum required, 10.5 ft. existing; 10.5 ft. proposed)

II. LOCATION AND SITE DESCRIPTION

Address	6111 Broad Branch Road NW
Applicants	Krista M. Schauer on behalf of Nicole & Jad Atallah
Legal Description	Square 2009; Lot 7
Ward, ANC	Ward 4; ANC 4G
Zone	R-1B
Historic Districts	N/A
Lot Characteristics	Irregular Corner Lot measuring 75.57 ft. on Broad Branch Road NW and 100.05 ft. on Runnymede Place NW.
Existing Development	Single Family Dwelling with a partial second story.
Adjacent Properties	Single Family Dwellings
Surrounding Neighborhood Character	Low Density Residential Neighborhood
Proposed Development	Addition to a Single Family Dwelling over the existing single story section, which received previous yard relief in case 15165 (1989).

III. ZONING REQUIREMENTS and RELIEF REQUESTED

R-1B Zone	Regulation	Existing	Proposed ¹	Relief
Lot Width D § 202 (302)	50 ft. min.	75.6 ft.	No Change	Not Requested
Lot Area D § 202	5000 sq. ft. min.	4233 sq. ft.	No Change	Not Requested
Height D § 203	35 ft. max.	25.5 ft.	No Change	Not Requested
Rear Yard D § 207	25 ft. min.	10.5 ft.	10.5 ft.	Relief Requested
Side Yard D § 207	7 ft. min.	7 ft.	No Change	Not Requested
Lot Occupancy D § 210	40% max.	34%.	No Change	Not 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 proposal requires relief as it would increase the nonconformity of an existing building in a required rear yard through the construction of a second story addition to the primary structure.

5201.2 & 5201.3 not relevant to this application

¹ Provided by applicant.

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 proposal would vertically expand the portion of the primary structure within the required rear yard. The impact to the rear yard as measured from the house to the rear lot line would remain as it is currently, and lot occupancy would remain well below what is permitted. The height of the addition would also be well within permitted. Therefore, the addition should not have a significant impact on the availability of light or flow of air to the neighboring properties.

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

The addition would be constructed over the existing single-story portion of the dwelling which is partially in the 25 ft. required rear yard, pursuant to BZA Case 15165. Although partially within the required rear yard, it would remain well set back from other properties. Therefore, it should not have an undue impact on the neighbors' privacy.

- (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 second story addition would be visible from Runnymede Place but would read as a natural extension of the existing structure and would remain in conformance with all other development standards of the R-1B zone. As such, it should not visually instruct on the character, scale, and pattern of other development along the street frontage.

- (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 provided plans, photographs, and elevations to sufficiently represent the relationship of the proposed building 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.

No special treatment is recommended.

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 proposed height and number of stories would comply with the R-1B development

standards. The requested rear yard relief is within that is allowed by special exception 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 Zoning Maps;*

The proposed rear addition would be consistent with the intent of the R-1B zone requirements. Specifically, the requested relief would be allowed by special exception, and the applicant has successfully met the review criteria,

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

The proposed rear addition should not intensify any impact to the use of neighboring properties as it would otherwise be in conformance with the development standards of the R-1B zone

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

The form of relief is within the allowed criteria of D § 5201, provided above.

V. OTHER DISTRICT AGENCIES

As of the writing of this report there are no comments from other district agencies in the record.

VI. ADVISORY NEIGHBORHOOD COMMISSION

As of the writing of this report, there is no report from ANC 3/4G in the record.

VII. COMMUNITY COMMENTS

As of the writing of this report there are no community comments.

Attachment: Location Map

Location Map:

