



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Philip Bradford, AICP, Case Manager

JL Joel Lawson, Associate Director Development Review

DATE: January 15, 2025

SUBJECT: BZA Case 21214: Request for special exception relief pursuant to allow a rear addition at 1702 Lyman Place NE.

I. RECOMMENDATION

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

- E § 207.5 Rear Extension (No farther than 10 feet beyond adjoining property required, 6.6 feet existing; 11.6 feet proposed)

II. LOCATION AND SITE DESCRIPTION

Address:	1702 Lyman Place NE
Applicant:	Elizabeth Sell and Andrew Grossman
Legal Description:	Square 4471, Lot 0168
Ward / ANC:	Ward 5; ANC 5D
Zone:	RF-1
Historic Districts	None
Lot Characteristics:	Rectangular lot 16 ft. wide 77 ft. deep with a 15 ft. public alley at the rear of the property.
Existing Development:	Single unit row dwelling
Adjacent Properties:	Single unit row dwellings
Surrounding Neighborhood Character:	Primarily single unit row dwellings with several apartment buildings and mixed-use properties located to the west along Bladensburg Road NE.
Proposed Development:	Rear addition to the ground floor of the existing row dwelling to add a new multi-purpose room.



III. ZONING REQUIREMENTS and RELIEF REQUESTED

RF-1 Zone	Regulation	Existing	Proposed	Relief:
Density E § 201	2 principal units max.	1 dwelling unit.	No change.	None required
Lot Width E § 202	18 ft. min.	16 ft.	No change	None required
Lot Area E § 202	1,800 sq. ft. min.	1,232 sq.ft.	No change	None required
Height E § 203	35 ft. max.	17' ft. 7" in.	No change	None required
Front Yard E § 206	15 ft. min.	15 ft.	No change	None required
Rear Yard E § 207	20 ft. min.	27 ft.	22 ft.	None required
Rear Extension E § 207.4	10 ft. max. beyond neighboring houses	6.6 ft.	11. 6 ft..	Special Exception Requested
Side Yard E § 208	None required, but 5 ft. min. if provided	None	No change	None required
Lot Occupancy E § 210	60% max.	44.2%	50.6%	None required
Parking C § 701	1 space minimum	1	No change	None required

IV. OP ANALYSIS

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 applicant has requested relief from the rear yard development standards consistent with 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 existing home currently extends beyond the adjacent properties on the first floor of the structure. The proposed addition would be built above the existing structure and requires relief for the rear extension for this level. Given that the existing conditions already extend beyond the adjacent structures, granting relief for the addition should not have a significant impact on the availability of light or flow of air to neighboring properties.

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

The proposed addition would not include windows on the side walls, the proposed new door and window face the rear yard of the subject property and alley. The subject property is also screened from adjacent properties along the sides and rear by a privacy fence that would obscure any views off-site. As such, the proposal should not have a significantly greater impact on neighbor privacy than what could be developed by right.

(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 rear addition should not be visible from adjacent streets but would be partially visible from the alley. Views from the alley would be obscured by an existing privacy fence. The proposed addition is designed to be in character with the existing house and alley-scape. The addition is also built in line with the story above therefore should not result in a noticeable change from the existing conditions. Therefore, the proposed additional should not substantially intrude upon the character, scale, and pattern of the other structures along the street or alleyway.

(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 addition 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 height and number of stories are not impacted by the proposed addition and would remain in compliance with the RF-1 development standards. The requested rear extension relief is within that which is allowed by special exception.

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 RF-1 zone anticipates enlargements to single unit dwellings. In this case, the applicant meets the criteria for this relief and the proposal would not result in a use or a building bulk or height that is not anticipated by the zoning.

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

As analyzed above, the proposed rear addition should not adversely impact any adjacent properties in terms of light, air, or privacy.

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

OP does not recommend any special treatment for the proposal.

V. OTHER DISTRICT AGENCIES

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

No other District Agency submitted comment to the record.

VI. ADVISORY NEIGHBORHOOD COMMISSION

At Exhibit 19 is a report from ANC 5D in support of the application.

VII. COMMUNITY COMMENTS

At the writing of this report no comments from members of the community have been filed to the record.

Attachment: Location Map

Figure 1: Location Map

