

Supplemental Report

TO: District of Columbia Board of Zoning Adjustment
FROM: Crystal Myers, Case Manager
JL Joel Lawson, Associate Director Development Review
DATE: February 28, 2025

SUBJECT: BZA Case 21239: special exception relief to allow a rear addition to a single-dwelling house at 3220 Brothers Place SE

I. OFFICE OF PLANNING RECOMMENDATION

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

- D § 208.7 Side Yard (5 ft. min. required, 0 ft. existing; 0 ft. minimum proposed); and
- D § 210.1 Lot Occupancy (40% maximum by right, 40% existing; 49% proposed).

II. BACKGROUND

During the February 26, 2025 Hearing the BZA requested for the Office of Planning to provide a supplemental report that considers the side yard and lot occupancy measurements in the Zoning Administrator's Notes and Computations page, at [Exhibit 47](#).

This request was made after a discussion regarding whether the eaves of the roof are permitted in a side yard. Subtitle B§323.2 states that eaves of the size on this property are permitted in the side yard – “*Cornices and eaves may project over any required yard or court for a distance not to exceed two feet (2 ft)*”. Likewise with respect to lot occupancy, Subtitle B § 312.4 includes “eaves” as part of building elements that do not contribute towards building area, so do not count towards lot occupancy.

However, due to the small size of the addition, the context, and its lack of side windows, OP believes that an extension of a 0 foot side yard would not have an undue impact on the light, air, and privacy of the adjacent properties. The lot occupancy of 49% would also not result in a building form that would unduly impact light, air, and privacy of the neighbors for the reasons discussed in the original OP report at [Exhibit 32](#).