


MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Ron Barron, Case Manager
 Joel Lawson, Associate Director Development Review

DATE: February 28, 2025

SUBJECT: BZA Case 21241: Request for special exception relief to allow a front, two-story addition, to an existing, attached, two-story, principal dwelling unit in the R-1B zone at (5010 V 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:

- Subtitle D § 208.7, side yard requirements (8 ft. required, 0 ft. existing; 0 ft. proposed); and
- Subtitle D § 211.1, pervious surface requirements (50% min., 49.9% existing and proposed).¹

II. LOCATION AND SITE DESCRIPTION

Address	5010 V Street, NW
Applicants	Nga and Zene Howard
Legal Description	Square 1388, Lot 104
Ward, ANC	Ward 3; ANC 3D
Zone	R-1B, low density residential
Lot Characteristics	An irregular lot measuring 1,874 sq. ft., a front lot line of 11.29 ft., rear lot line of 20 ft., south facing side lot line measuring 106.6 ft., and north facing side lot line measuring 98.5 ft.
Existing Development	Subject property is improved with a two-story, attached single-family structure.
Adjacent Properties	To the north and south, the subject property abuts two-story attached single-family properties. To the west, it abuts V St. NW. To the east, it abuts a three-story multifamily structure.
Surrounding Neighborhood Character	The neighborhood is characterized by primarily attached and semi-detached single-family houses, with some multifamily structures along MacArthur Blvd. NW to the east.

¹ Estimated – the applicant intends to confirm numbers prior to the Public Hearing

Proposed Development	Construction of a two-story addition to the rear of the principal structure. Because of the unusual configuration of the principal structure, the rear addition would be built in what is considered the front yard for zoning purposes.
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III. ZONING REQUIREMENTS and RELIEF REQUESTED

R Zone	Regulation	Existing	Proposed	Relief
Lot Width D § 202	40 ft. min.	20 ft.	No Change	No relief requested
Lot Area D § 202	4,000 sq.ft. min.	1,874 sq.ft.	No Change	No relief requested
Height D § 203	40 ft. max.	Not provided	22 ft. 1 in.	No relief requested
Front Setback D § 206	In-line with neighboring properties	38.5 ft.	28.5 ft.	No relief requested
Rear Yard D § 207	20 ft. min.	35 ft. 9 in.	No Change	No relief requested
Rear Extension E § 207.4	10 ft. min.	3 ft.10in	No Change	No relief requested
Side Yard D § 207	8 ft. min.	0 ft.	0 ft.	Sp. Ex. Relief requested
Lot Occupancy D § 210	40% max.	26.53%	37.4%	No relief requested
Pervious Surface D § 211	50 % min.	Not provided	42.9%	Sp. Ex. Relief requested
Parking C § 701	1 min.	0 spaces	No Change	No relief requested

IV. OP ANALYSIS

The applicant is requesting relief to allow construction of a two-story addition to the rear of an existing, nonconforming rowhouse in the R-1B zone. Pursuant to Subtitle D § 208.7, a minimum 8 ft. wide side yard is required. The applicant is proposing a 0 ft. side yard, which would be consistent with the existing structure.

The applicant also requests relief from the pervious surface requirements of Subtitle D § 211. The proposed addition would increase the lot occupancy more than 10%, which triggers the pervious surface requirements pursuant to Subtitle C § 501.2(b). The existing pervious surface is less than the 50% minimum required by the regulations.

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 is requesting relief from the side yard and pervious surface provisions for a rear addition. Pursuant to Subtitle C § 501.2(b), the pervious surface requirements of Subtitle D § 211 are triggered as the increase in lot occupancy from the addition is greater than 10%. The existing pervious surface is already below the 50% minimum required. The current and proposed pervious surface area is estimated to be 42.9%, including the building and a paved patio to the rear of the structure.

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;

Approval of the requested special exception relief should not unduly affect the light and air available to neighboring properties. The rear addition would be in-line with the neighboring property to the south and would not create substantial new shadows to the property to the north. The amount of the addition that would be beyond the property to the north would be minimal and unlikely to inhibit air flow to an undue degree.

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

The proposed addition would not create substantial new views into neighboring properties. While the addition does include a small deck area on the side of the property that overhangs the

neighboring property to the north, the deck's primary function would be egress to the ground level. The deck also would be screened on that side by a new wall, further limiting the impact on 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 proposed addition would not be visible from V Street NW. The addition would be consistent with the rear structures of neighboring properties along that street and would not substantially visually intrude upon the character, scale, and pattern of houses.

- (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 sufficient materials to comply with this requirement.

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 recommend any special treatments for the proposed addition.

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.

Providing the minimum side yard would render the addition inconsistent with the rest of the structure and would be too narrow to be practical. Approval of the requested special exception would introduce nor expand any nonconforming use or lot occupancy beyond what is authorized in this section.

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;*

Approval of the requested special exceptions would be in harmony with the general purpose and intent of the R-1B zone. The subject property use is single-family residential which is consistent with the purpose and intent of this section. The requested relief from the side yard and pervious surface requirements are within the limits allowed by this section. The requested relief would not change this use and would not result in a building form or height that would be inconsistent with the intent of the zone.

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

Approval of the requested special exceptions would be unlikely to adversely affect the use of neighboring property, The addition would be consistent with other structures along V Street NW and would have little effect on privacy and use of those properties.

V. OTHER DISTRICT AGENCIES

DDOT reviewed the application and stated no objection to approval of the application.

No other District agency has submitted comment to the record at this time.

VI. ADVISORY NEIGHBORHOOD COMMISSION

ANC 3D submitted a report at Ex. 20. The Commission voted 7-0-0 in support of the application.

VII. COMMUNITY COMMENTS

No comments from the community have been submitted at this time.

Location Map:

