

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Shepard Beamon, Development Review Specialist
 JL Joel Lawson, Associate Director Development Review
DATE: March 7, 2025

SUBJECT: BZA Case 21242: Request for special exception relief to construct a rear addition and deck to a detached 2-story dwelling at 1010 Sigsbee Place NE.

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 Yard, D § 207 (20 ft. required, 16 ft. 7.5 in. existing; 12 ft. 3 in. proposed)

II. LOCATION AND SITE DESCRIPTION

Address	1010 Sigsbee Place NE
Applicants	Alexandra Shandell and Elliot Becker; Rep. Devon Brophy
Legal Description	Square 3889, Lot 0078
Ward, ANC	Ward 5, ANC 5B
Zone	R-2, low density residential
Historic Districts	N/A
Lot Characteristics	Rectangular lot measuring 4,600 sq.ft. with a 5-foot building restriction line in the front yard
Existing Development	Two-story, detached dwelling with a one-story detached garage
Adjacent Properties	Two-story detached dwellings
Surrounding Neighborhood Character	The surrounding neighborhood primarily consists of detached dwellings with some row and semi-detached dwellings nearby.
Proposed Development	Construct a rear addition and deck to the existing dwelling

III. ZONING REQUIREMENTS and RELIEF REQUESTED

R Zone	Regulation	Existing	Proposed	Relief
Lot Width D § 202 (302)	40 ft. min.	80 ft.	No change	None requested
Lot Area D § 202	4,000 sq. ft. min.	4,600 sq. ft.	No change	None requested

R Zone	Regulation	Existing	Proposed	Relief
Height D § 203	40 ft. max.	21 ft. 5 in.	No change	None requested
Front Setback D § 206	Within the range of existing front setbacks on the same block	7 ft. 3 in.	No change	None requested
Rear Yard D § 207	20 ft. min.	16 ft. 7.5 in.	12 ft. 3 in.	Relief requested (4 ft. 4.5 in. deviation)
Side Yard D § 207	8 ft. min.	23 ft.	No change	None requested
Lot Occupancy D § 210	40% max. by right	27.5%	28.8%	None requested
Parking C § 701	1 space per dwelling	0 spaces	No change	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 is requesting special exception relief from the required rear yard to allow a 12-foot 3-inch rear yard. The rear yard shall be provided for the full width of the lot and shall be unoccupied, except as specifically permitted in the regulations. According to the applicant, the rear yard currently measures 16-feet 7.5-inches from the rear wall of the dwelling, making it an existing non-conforming required rear yard, and the applicant proposes a rear addition that would reduce the required rear yard to 12-feet 3-inches.

The site is improved with a detached one-story garage in the rear yard. Per Subtitle D § 5004, accessory buildings may be located in the rear yard provided that the building is (a) not within the required rear yard and (b) set back at least 7.5 feet from the centerline of an alley. The existing garage meets requirement (b) but not (a), as it is almost entirely within the required rear yard, now and under the proposal.

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 property is separated from the rear neighboring property by a 15-foot alley and includes 23-foot side yards. Since the proposed addition would be one-story, there should be no issues related to shadowing or airflow for neighboring properties.

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

There is adequate separation of the subject dwelling from neighboring properties and dwellings. Although the addition would reduce the required rear yard, the proposed addition is only towards the center of the lot and should not intrude upon the privacy and use of the neighboring 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

The proposed addition would not be visible from the street, but it would be visible from the alley. However, this should not be out of character with the alley, and would not visually intrude upon the scale and pattern of the surrounding 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 has provided adequate graphical representation to the record with plans, photographs and elevations.

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 special treatment as the addition cannot be viewed from the street.

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 requested relief would not result in the expansion of a nonconforming use, as the building will continue to be a single-family dwelling. The requested relief would also not exceed the allowed lot occupancy and building height.

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;*

As requested by the applicant, the requested relief should not result in an addition that would be inconsistent with the intent of the R-2 zone in terms of bulk, use, or height.

- (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 discussed above, the requested relief would not result in a proposed addition that would significantly impact the use, privacy, or enjoyment of neighboring properties. Numerous letters of support have been provided to the record at Exhibit 9.

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

OP does not recommend special conditions.

V. OTHER DISTRICT AGENCIES

No other District agencies have been submitted to the record.

VI. ADVISORY NEIGHBORHOOD COMMISSION

ANC 5B has provided a letter of support to the case record, at Exhibit 18.

VII. COMMUNITY COMMENTS

Letters in support are provided in the record t Exhibit 9.

LOCATION MAP

