

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Philip Bradford, AICP, Development Review Specialist
JL Joel Lawson, Associate Director Development Review
DATE: February 26, 2025

SUBJECT: BZA Case 21244: Request for special exception relief to add a second story addition to an existing rear garage and a rear deck and screened porch addition to connect the garage to the three-story principal dwelling unit at 2619 Wisconsin Avenue, 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:

- Lot Occupancy, D § 210.1 (40 % Max., 50% by Sp. Ex., 39 % existing; 45% proposed); and
- Accessory Building Area, D § 5003.1 (450 sq ft. max., 578 sq. ft. existing; 578 sq. ft. proposed second floor addition); and
- Accessory Building Rear Yard, D § 5004.1(a) (Not permitted in required rear yard, existing not located within required rear yard, proposed within required rear yard due to the deck addition to the house)

II. LOCATION AND SITE DESCRIPTION

Address	2619 Wisconsin Avenue NW
Applicants	Sullivan and Barros, LLP on behalf of Wisconsin Overlook, LLC
Legal Description	Square 1935, Lot 0044
Ward, ANC	Ward 3; ANC 3C
Zone	R-1B, low density residential
Lot Characteristics	Rectangular lot 40 ft. wide by 122.6 ft. long abutting a 15 ft. wide public alley to the rear
Existing Development	3 story with cellar primary building with detached three car garage building at the rear.
Adjacent Properties	Unimproved property to the north, single unit detached dwellings to the south and west, with multi-family and foreign diplomatic mission located to the west.
Surrounding Neighborhood Character	Primarily residential in character on the eastern side of Wisconsin Ave NW surrounding the subject property, with higher density residential on the western side of Wisconsin Ave NW.

Proposed Development	Second floor addition to detached garage building to add a residential unit; addition of a deck and screened porch which connects the first floor of the primary building to the second floor .
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III. ZONING REQUIREMENTS and RELIEF REQUESTED

R Zone	Regulation	Existing	Proposed	Relief
Lot Width D § 202 (302)	40 ft. min.	40 ft.	No change	None required
Lot Area D § 202	5,000 sq.ft. min.	4,904 sq.ft.	No change	None required
Height D § 203 D § 5002	Principal Building: 40 ft. Accessory Building: 22 ft.	Principal Building: 36 ft. Accessory Building: 14 ft.	Principal Building: 36 ft. Accessory Building: 21 ft. 10 in.	None required
Front Setback D § 206	Within range of existing structures	14.87 ft.	No change	None required
Rear Yard D § 207	25 ft. min.	55.3 ft.	26 ft. 7 in.	None required
Side Yard D § 207	8 ft. min.	North 7.14 ft. South 6.75 ft.	No change	None required
Lot Occupancy D § 210	40 % max. by right 50 % max by sp.ex.	39 %	45 %	Special Exception Relief Requested
Parking C § 701	1 min.	3 spaces	No change	None required
Accessory Building Area D § 5003.1	Greater of 30% of required rear yard or 450 sq. ft. max	578 sq. ft.	578 sq. ft.	Special Exception Relief Requested
Accessory Building Rear Yard D § 5004.1(a)	Not permitted in required rear yard	Not located in rear yard	Located in rear yard	Special Exception Relief 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.

5201.2 *For a new or enlarged accessory structure to a residential building with only one (1) principal dwelling unit on a non-alley lot, the Board of Zoning Adjustment may grant relief from the following development standards 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 as limited in Table D § 5201.1(a);

(b) Maximum building area of an accessory building;

(c) Yards, including alley centerline setback; and

(d) Pervious surface.

5201.3 *not applicable*

The request is for lot occupancy, accessory building rear yard, and accessory building size development standards.

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 proposed addition and deck should not unduly affect light and air available to neighboring properties. The property to the north is vacant unimproved land zoned R-1B. Due to grade changes across the property the accessory garage is located approximately at the cellar level of the principal building. The upper floor addition would raise the height of the accessory building to approximately the level of the first-floor of the principal building. The deck connecting the two structures is unenclosed and would not significantly affect light and air to the south. The request for relief from the accessory building area on the second floor should not also have an undue impact on light or air; the footprint of the existing building is not increasing, and the second floor would be the same area as the existing one story accessory building.

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

The proposed addition does not contain any new windows facing south which should preserve the privacy of the adjacent property to the south. Despite the unimproved lot to the north, the addition does not include new windows facing this property, thus does not compromise future privacy should the lot develop. There are also large evergreen trees along the property line that aid in preserving privacy between the subject property and the property to the south. As such, the requested relief should not result in an undue impact on privacy or use of adjacent property.

(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 requested relief should not result in an addition that would substantially visually intrude upon the character, scale, and pattern of houses or accessory structures along the alley or Wisconsin Ave, NW. The deck and second floor addition to the accessory building are within the matter of right height limits and other accessory garage buildings with upper floor additions exist along the alley. The proposed architecture compliments the primary building to visually blend in with the existing structures.

(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 plans, photographs, elevations, and section drawings to represent the proposed addition and deck that are sufficient in representing their relationship to adjacent buildings and views 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 applicant is requesting special exception relief to increase the lot occupancy, accessory building maximum building area, and accessory building rear yard

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 proposal would be consistent with the purpose and intent of the R-1B zone, which is to provide for detached houses on moderately sized lots. The request is consistent with all other development standards in Subtitle D, Chapter 2, and the lot occupancy is within the percentage allowed by special exception. The proposed addition and deck would not result in a building or accessory building bulk, height, or intensity of use that is 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*

As noted above, the requested relief should not unduly or adversely affect the use of neighboring properties, as it would be otherwise in conformance with the other development standards and intent of the R1-B 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

DDOT contacted OP stating no objection to the approval of this application. As of the writing of this report, no other comments have submitted to the record from other District agencies.

VI. ADVISORY NEIGHBORHOOD COMMISSION

At Exhibit 20, is a letter from ANC 3C stating no objection to the application.

VII. COMMUNITY COMMENTS

As of the writing of this report, no community comments have been submitted to the record.

Location Map:

