



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Crystal Myers, Development Review Specialist

JL Joel Lawson, Associate Director Development Review

DATE: March 20, 2025

SUBJECT: BZA 21253: to construct a rear addition to a rowhouse at 1232 Maryland Ave. 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 (10ft max., 20ft. 1in. proposed)
- E § 210.1, Lot Occupancy (60% maximum, 51.9% existing; 69.8% proposed)

II. LOCATION AND SITE DESCRIPTION

Address:	1232 Maryland Ave. NE
Applicant:	Fowler Architects
Legal Description:	Square 1005, Lot 64
Ward / ANC:	Ward 6; ANC 6A
Zone:	RF-1 (Residential Flat)
Historic Districts	N/A
Lot Characteristics:	Largely a rectangular lot with a 20-ft alley in the rear
Existing Development:	The lot is currently improved with a two-story with cellar one-unit row dwelling.
Adjacent Properties:	Single-dwelling rowhouses
Surrounding Neighborhood Character:	The neighborhood is predominantly residential and composed of mostly rowhouses. This square is three blocks from the H street retail area.
Proposed Development:	The applicant is proposing to remove the existing rear porch and construct a two-story plus cellar rear addition.

III. LOCATION MAP



IV. ZONING REQUIREMENTS and RELIEF REQUESTED

RF-1 Zone	Regulation	Existing	Proposed ¹	Relief:
Lot Width E § 202	18 ft. min.	16.21 ft. - 17.46 ft.	Unchanged	None required
Lot Area E § 202	1,800 sq. ft. min.	2,063 sq. ft.	Unchanged	None required
Height E § 203	35 ft. max.	27 ft.	Unchanged	None required
Rear Yard E § 207	20 ft. min.	76.9 ft.	58.9 ft.	None required
Rear Extension E § 207.5	10 ft max.	Not Provided	20 ft. 1 in	Relief Requested
Lot Occupancy E § 210	60% max.	51.9%	69.8%	Relief Requested
Parking C § 701	1 per principal dwelling unit	1 space	1 space	None required

¹ Information provided by Applicant

V. OP ANALYSIS

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 requested relief would permit the construction of a rear addition on an existing single-dwelling rowhouse, as allowed by the RF-1 zone. The relief is within what is allowed by special exception and would not result in a building that is inconsistent with the purpose or intent of the zone in terms of height, building bulk, or use.

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

The requested relief should not result in an addition that would adversely impact the neighboring properties. The relief complies with special exception criteria in E § 5201, that neighboring properties light, air, and privacy should not be unduly impacted.

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 is requesting relief from the lot occupancy and rear yard requirements, as permitted by this section.

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 proposed addition should not unduly affect the light and air available to neighboring properties. As shown in the Applicant's sun study ([Exhibit 22](#)) when compared to the matter of right option there would not be a substantial or undue impact on the neighbors' access to light. The second-floor addition would be set back 4 ft. 8 in. from the property line to follow the house's existing dogleg, which should help to minimize the additional impact. It should

also minimize impact to the neighboring house's airflow.

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

The proposed addition should not unduly compromise the use and enjoyment of neighboring properties. On its northeast side, the addition is set back at the second level. The windows on this level would provide some view of the adjacent neighbor's rear yard; this would be minimized by the setback between the two properties and the existing privacy fence. Furthermore, two of the new windows would be along the existing portion of the building so they would be allowed by-right.

No windows would be along the western side of the addition so the adjacent neighbor on this side should not be unduly impacted. Additionally, there is an existing privacy fence along this side, which helps to preserve privacy between the neighbors.

Both adjacent neighbors submitted letters in support of the project.

(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 would be visible from the alley. It should not substantially impact the visual character of the alley. Many neighboring rear yards along this alley have garages and privacy fences. The proposed addition's design would be compatible with the neighborhood.

(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 sufficient graphical representations, including plans, photographs and elevations to represent the relationship of the proposed addition to adjacent buildings and views from public ways. (Exhibits 12, 21-22).

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 treatment.

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 proposed addition is for a permitted use. It would have a height within what is allowed by-right and a lot occupancy within what is authorized as a special exception.

VI. OTHER DISTRICT AGENCIES

In an email to OP, DDOT stated they have no objection to this proposal.

As of the writing of this report, there are no other District Agency comments in the record.

VII. ADVISORY NEIGHBORHOOD COMMISSION

ANC 6A submitted a report in support at Exhibit [20](#).

VIII. COMMUNITY COMMENTS

The owners of the two adjacent properties submitted letters in support, (Exhibits [7](#) & [8](#)).