

BZA Case #21280

Special Exception Request

- **Subject Property:**
- 903 R Street NW Unit 1
- **Owner:**
- Matthew Bosserman



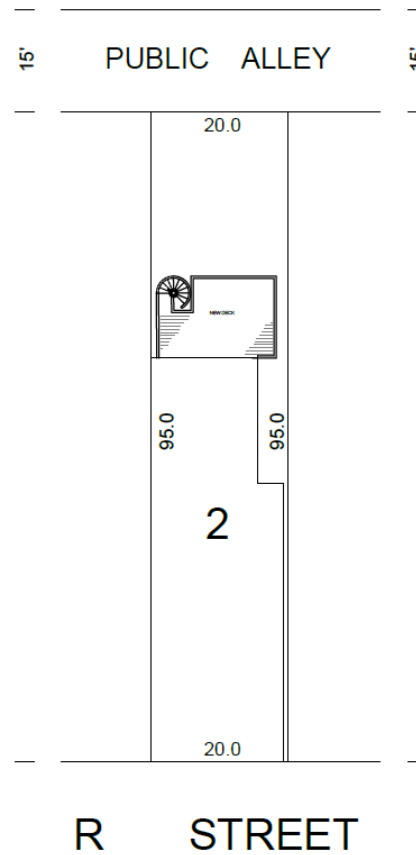
Project Overview

- Owner-occupied primary residence (top unit)
- Demolish existing deck
- Construct new 14' x 12' Trex composite deck
- Add spiral staircase to yard
- Minor relief request: 3% over by-right lot occupancy
- Built within the existing footprint of the rear access stair.

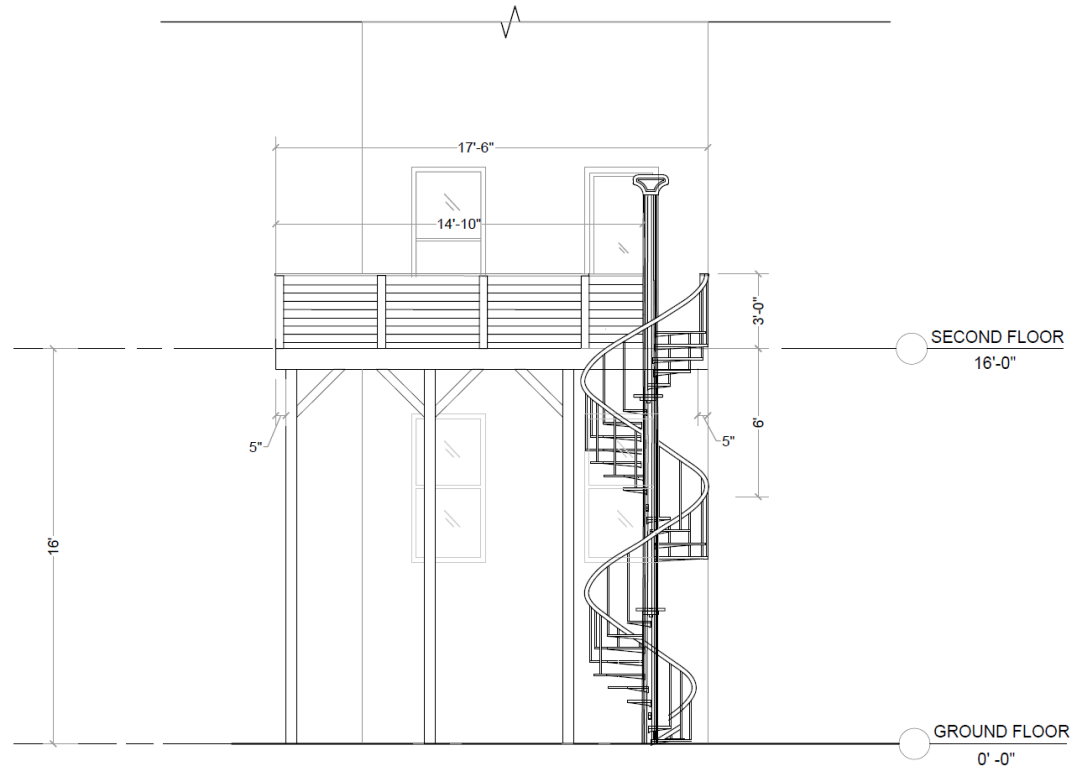
Existing Rear Access Stair



Proposed Plat



Proposed Elevation

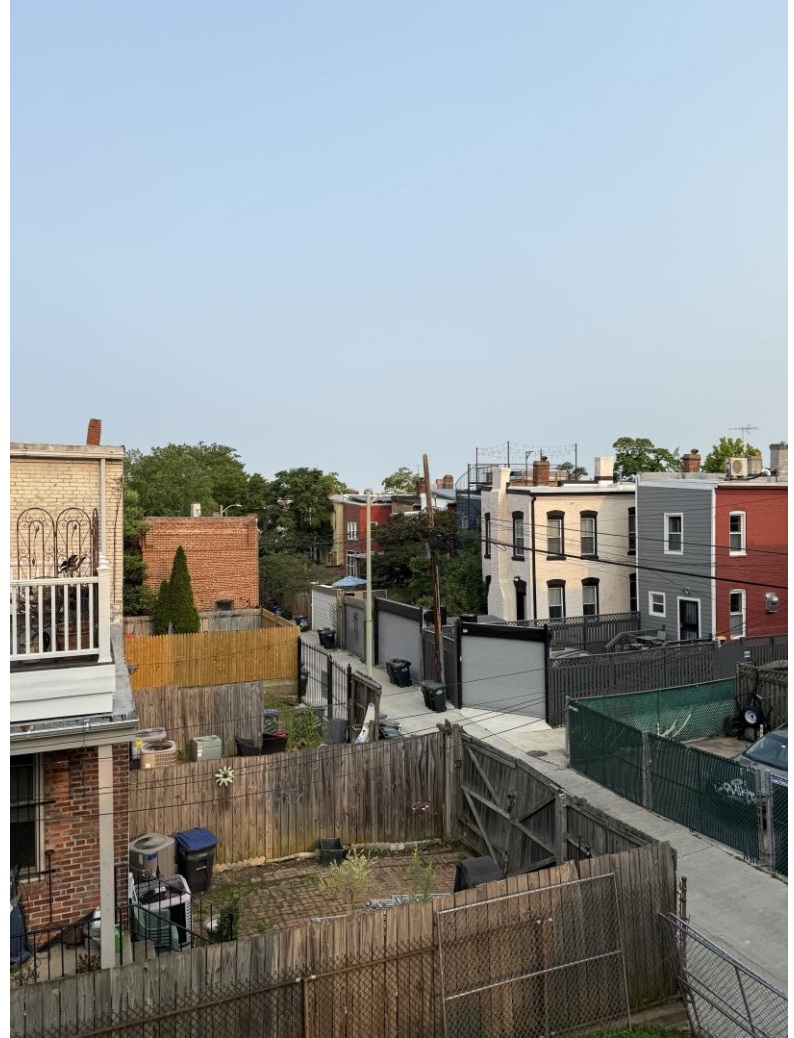


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PROPOSED REAR ELEVATION

SCALE: 1/4" = 1'-0"

Neighbor Decks



Neighbor Decks



Impact on Neighbors

- Structure placed entirely in rear yard
- Open design minimizes any blockage or visual bulk
- Spiral stair placed to the side for discreet access
- No undue impact on light, air, or privacy of neighbors
- The visual light and air for basement neighbor remains the same as the massing for the rear access stair.

ANC Approval

Advisory Neighborhood Commission 2G
Minutes of the April 10, 2025 Virtual Public Meeting
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APPROVED 5/8/25

MOTION: Commissioner McCarty moved and Commissioner Nigro seconded that ANC 2G **support** the applicant's request for minor modifications to the approved plans for 935 N Street NW pursuant to BZA Order No. 21183 in 2G04. The Motion **passed** unanimously 6 yeas – 0 nays – 0 abstentions.

B. 903 R Street NW [2G01]

Beth Davis

MOTION: Commissioner Garrett moved and Commissioner Nigro seconded that ANC 2G **support** the applicant's request for a special exception from Subtitle E210.1, E5201.1A and X901.2 to allow the construction of a 1-story, rear deck and spiral stair addition to an existing 2-unit flat at 903 R Street NW, Unit #2 in the RF1 zone. The Motion **passed** unanimously 6 yeas – 0 nays – 0 abstentions.

C. NOI# 25-93-MSED: Safety Improvements at New York Avenue NW [2G06]

MOTION: Commissioner Nigro moved and Commissioner Padro seconded that ANC 2G **oppose** DDOT NOI# 25-93-MSED as it relates to the restricted parking on the 6th Street NW side near the new jail. The Motion **passed** unanimously 6 yeas – 0 nays – 0 abstentions.

D. Baan Mae – Renewal of CR License (ABRA-126411) [2G02]

Existing Conditions



Conclusion

- Small, thoughtful enhancement to a primary residence
- Requested relief is minimal (3% over by-right)
- Design is respectful of zoning intent and neighborhood
- Negligible impact on neighbors
- Support from downstairs neighbor included