

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Philip Bradford, AICP, Case Manager
 JL Joel Lawson, Associate Director Development Review
DATE: June 18, 2025

SUBJECT: BZA Case 21313: Request for special exception relief to allow for the construction of a third floor addition with roof deck, a three story with cellar rear addition to the existing two story with cellar principal building, and to raze the existing single story accessory building (garage) in the rear yard to construct a two-story accessory building with a ground floor garage and second floor studio at 30 W Street NW.

I. RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception pursuant to Subtitle E § 5201 and Subtitle X § 901:

- C § 711.7 Access Requirements (12 ft. from alley centerline required, 10 ft. existing; 10 ft. proposed)
- E § Rear Addition (10 ft. max. beyond adjacent property, 0 ft. existing; 15 ft. proposed)
- E § Lot Occupancy (60% max., 31% existing; 67.9% proposed)

II. LOCATION AND SITE DESCRIPTION

Address:	30 W Street, NW
Applicant:	Sullivan & Barros, LLP for Anahita Mehrani and Siavash Koohmaraie, owners.
Legal Description:	Square 3118, Lot 0070
Ward / ANC:	Ward 5; ANC 5E
Zone:	RF-1, low to moderate density single family or flat residential
Historic Districts	None
Lot Characteristics:	19.75 ft. by 144 ft. deep rectangular lot with a 20 ft. public alley at the rear.
Existing Development:	Two story with cellar row dwelling.
Adjacent Properties:	Single family row dwellings.
Surrounding Neighborhood Character:	Predominantly single unit row dwellings with Prospect Hill Cemetery to the east and Howard University to the west.

Proposed Development:	Third floor and roof deck addition and rear three story with cellar addition to existing single unit row dwelling with a new detached garage and studio building in the rear yard.
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III. ZONING REQUIREMENTS and RELIEF REQUESTED

RF-1 Zone	Regulation	Existing	Proposed	Relief:
Density E § 201	2 principal units max.	1 unit	No change	None requested
Lot Width E § 202	18 ft. min.	19.75 ft.	No change	None requested
Lot Area E § 202	1,800 sq. ft. min.	2,844 sq. ft.	No change	None requested
Height E § 203	35 ft. max.	31.2 ft.	34.6 ft.	None requested
Front Yard E § 206	In line with existing adjacent buildings.	15.1 ft.	No change	None requested
Rear Yard E § 207	20 ft. min.	82.9 ft.	45.4 ft.	None requested
Rear Extension E § 207.4	10 ft. max. beyond adjacent buildings.	0 ft. beyond adjacent buildings.	15 ft.	Relief Requested
Side Yard E § 208	None required, but 5 ft. min. if provided	0 ft.	0 ft.	No requested
Lot Occupancy E § 210	60% max. 70% by sp. ex.	31%	67.9%	Relief Requested
Parking C § 701	1 space required	1	1	None required
Parking Access Requirements (Alley Setback) C § 711.7	12 ft. alley centerline setback	Information not provided by applicant	10 ft. provided	Relief Requested

IV. OP ANALYSIS

Special Exception Relief from Subtitle C § 711.7, Parking Access Requirements.

711.11 The Board of Zoning Adjustment may grant full or partial relief from the requirements of Subtitle C §§ 711.5 through 711.7 as a special exception under Subtitle X, Chapter 9, and subject to the following:

- (a) The Office of Zoning shall refer any request under this subsection to the Office of Planning and the District Department of Transportation for review and*

comment, which shall include an evaluation of the applicant's satisfaction of the requirements of paragraph (b) of this subsection; and

(b) The applicant shall demonstrate to the Board's satisfaction:

(1) A reasonable difficulty in providing the full-sized driveway width or alley centerline setback;

(2) Vehicle movement and turning diagrams demonstrating that the proposed relief would allow safe:

(A) Access for vehicles of average dimensions to and from the parking spaces for which the driveway or alley centerline setback provides access; and

(B) Use of the street or alley by pedestrians and vehicles.

The applicant's statement in [Exhibit 8](#) notes the desire to place the proposed accessory garage building in line with the adjacent garage structures, which are placed at the property line. The applicant has only submitted photographs to illustrate this, but has not provided measurements to verify that the adjacent garages are placed on property the line. The plans in [Exhibit 6](#) show the adjacent principal dwellings but do not include the adjacent accessory buildings. [Exhibit 17B](#) includes a vehicle turning diagram that shows the configuration allows for safe vehicular access and sufficient room for the safe usage of the alley by vehicles and pedestrians.

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 special exception relief from the lot occupancy and rear yard (rear extension) development standards.

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 rear addition is proposed to align with the rear wall of the adjacent property to the east and exceeds the 10 foot rear extension limitation for the property to the west. The 5

additional feet should not unduly impact light and air to the adjacent properties. The accessory building is within the size and height limit, is permitted as a matter of right, and is located adjacent to similar detached accessory buildings. Therefore the accessory structure and rear additions should not have an undue impact on light and air to any adjacent property. There is a letter in support from the adjacent property to the east in the record at [Exhibit 14](#).

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

The requested relief for the proposed rear three story with roof deck addition along with the detached accessory garage and studio building should not unduly impact the privacy and use and enjoyment of adjacent properties. The roof deck is a permitted use, and does not offer views beyond what the existing upper story windows currently allow into other rear yards. The accessory structure should have a similar negligible impact on privacy, with windows facing the alley and rear yard of the subject 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 additions to the principal dwelling and accessory structure when viewed from the street and from the alley would not visually intrude upon the character, scale, and pattern of houses in the case of W Street NW, or the alley frontage. The third-floor addition would be set back in a way that conceals it from view when viewed from the street, and the accessory building has been designed so that it fits well with other detached structures along the alley frontage.

(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 sufficient to represent the proposed addition and accessory structure 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.

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 applicant does not propose to introduce or expand nonconforming use. The proposed lot occupancy relief is within what is authorized in this section for special exception relief.

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;*

Granting the special exception relief would be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map. The subject property is zoned RF-1 which is intended to provide for areas predominantly development with row houses on small lots. The property will remain a single unit row dwelling, and the requests for vehicular access, lot occupancy, and rear extension are all permitted by special exception.

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

As stated above, the requested special exception relief for vehicular access, lot occupancy, and rear extension would not affect adversely the use of neighboring properties.

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

OP does not recommend any special conditions.

V. OTHER DISTRICT AGENCIES

At the writing of this report no comments have been submitted to the record by any District agencies.

VI. ADVISORY NEIGHBORHOOD COMMISSION

At [Exhibit 18](#), is a report from ANC 5E in support of the application.

VII. COMMUNITY COMMENTS

At [Exhibit 14](#), is a letter in support of the application.

Attachment: Location Map

Figure 1: Location Map

