

# 2413 I St. NW, Washington, DC



**BZA Application  
#21317**

**Milu Properties, LC  
2413 I St. NW  
Washington,  
D.C.**

**July 16,  
2025**

**1**

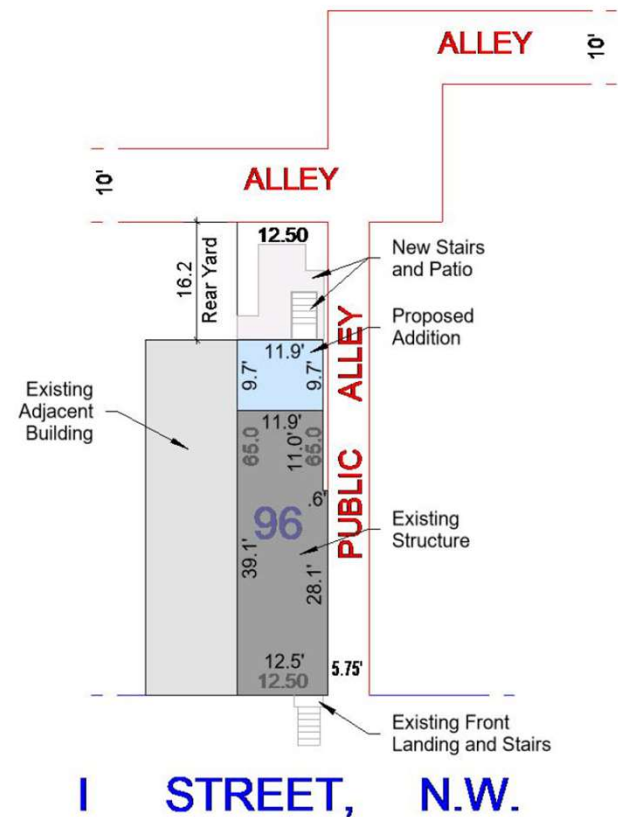
# Project Overview

- Currently a two-bedroom, two-story, single-family home with unfinished basement
- Proposing a two-story rear addition (9.7' x 11.9') to align with rear of neighboring building. Basement square footage remains untouched.
- Provides space for updated size living room and additional bedroom
- No change to building use
- Unanimous support from ANC 2A



## Relief Sought

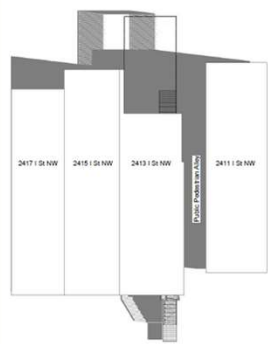
- Special Exception Pursuant to Subtitle D § 207.1:  
Minimum required rear yard for a lot
  - Rear façade is currently 25.9' from rear lot line.  
We propose the rear façade to be 16.2' from lot line, matches neighboring building's rear facade distance.
- Special Exception Pursuant to Subtitle D § 211.1:  
Minimum percentage of pervious surface for a lot
  - Existing pervious surface is 106 SF, we propose making it 97 SF.
- Area Variance Pursuant to Subtitle D § 210.1:  
Maximum permitted lot occupancy of 60% for R-3 zones.
  - Proposed design puts lot occupancy at 73.5%



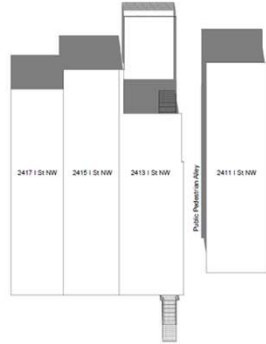
# Special Exception

- Pursuant to Subtitle X § 901.2:
  - (A) Keep in harmony with the general purpose and intent
    - Structure would remain a single family home with similar size structure as other homes on the block.
  - (B) Not tend to adversely affect the use of neighboring properties
    - Neighboring rear facades currently project further out than existing rear façade, we would be making it more uniform.
    - There is an existing fence at the rear yard and a new fence is included in the design.
  - (C) Meet special conditions under Subtitle D § 5201.4
    - (a) Would not affect light and air of neighboring properties
      - Sun study has determined little to no change to neighboring light and air.
    - (b) Would not unduly compromise privacy of use and enjoyment for neighbors
      - There is an existing rear fence and the design includes construction of a new rear fence.
    - (c) Would not visually intrude upon character, scale, and pattern of neighboring houses
      - Since the majority of houses on the block have rear facades protruding further back, the project would further the uniformity of the block.
      - Brick similar to the original brick would be used for the construction.

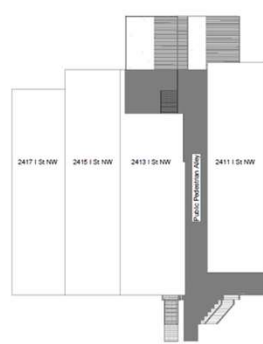
# Sun Study



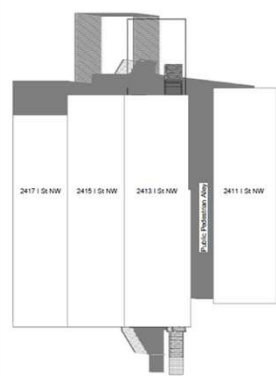
① Sun Study Summer 9am Existing



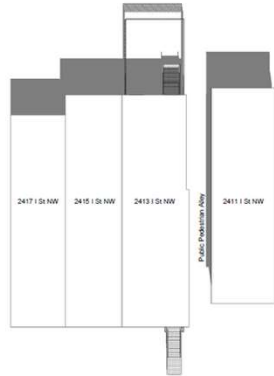
② Sun Study Summer 12pm Existing



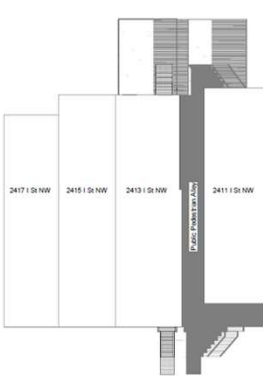
③ Sun Study Summer 4pm Existing



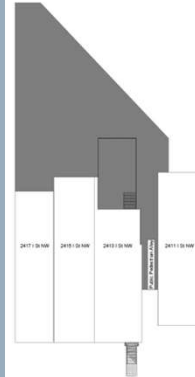
① Sun Study Summer 9am Proposed



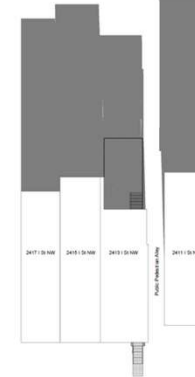
② Sun Study Summer 12pm Proposed



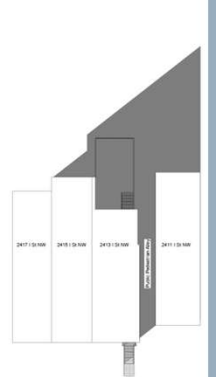
③ Sun Study Summer 4pm Proposed



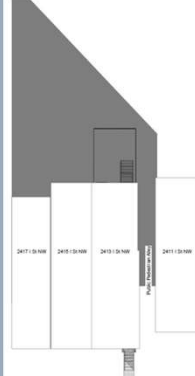
① Sun Study Winter 9am Existing



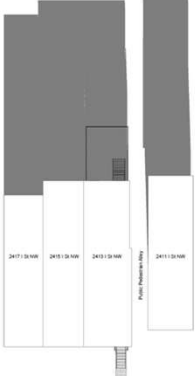
② Sun Study Winter 12pm Existing



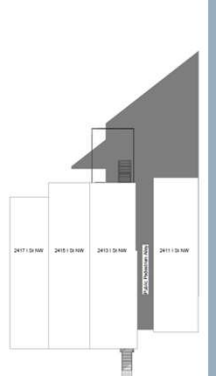
③ Sun Study Winter 4pm Existing



① Sun Study Winter 9am Proposed



② Sun Study Winter 12pm Proposed



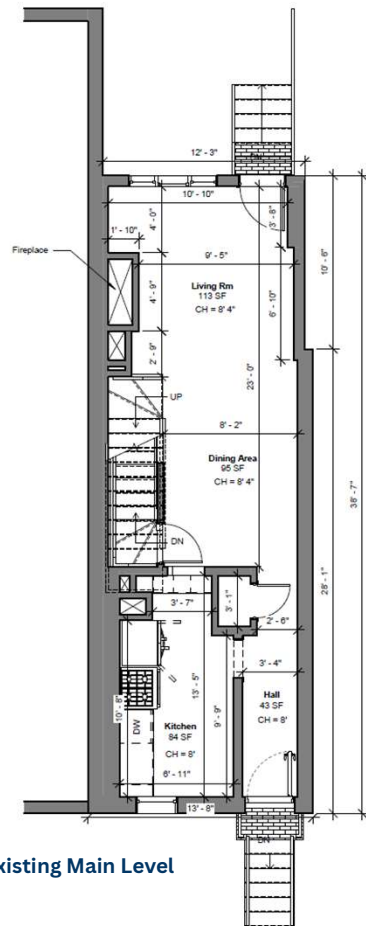
③ Sun Study Winter 4pm Proposed

# Relief Sought - Area Variance

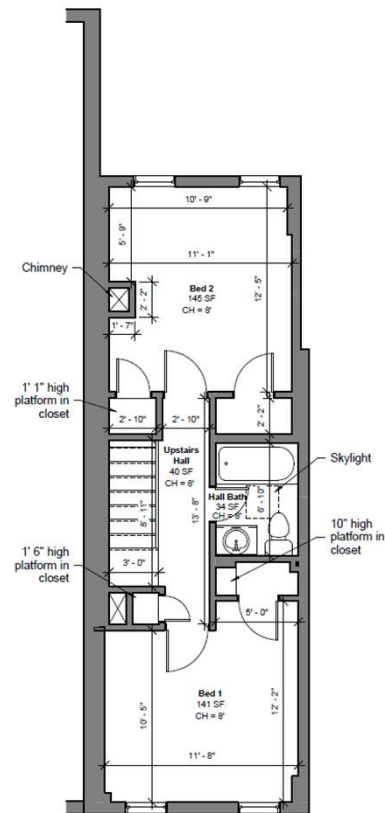
- Pursuant to Subtitle D § 210.1:
  - (A) Would result in peculiar and exceptional practical difficulties
    - The lot is in R-3 where the lot minimum is 2,000 SF. This means at 60% lot occupancy, a conforming R-3 lot could have up to 1,200 SF of lot occupancy by right.
    - The Project lot is only 813 SF and the proposed design would put lot occupancy at 598 SF. While this puts the percentage at 73.5%, the square footage is still only half of what a conforming R-3 lot would be allowed by right.
  - (B) Would result in exceptional and undue hardship
    - Though the neighboring lots have similarly sized non-conforming lots, they have grandfathered in larger structures.
    - The proposed design would create a more uniform block while giving the owners the same square footage advantages many of the neighboring lots already have.



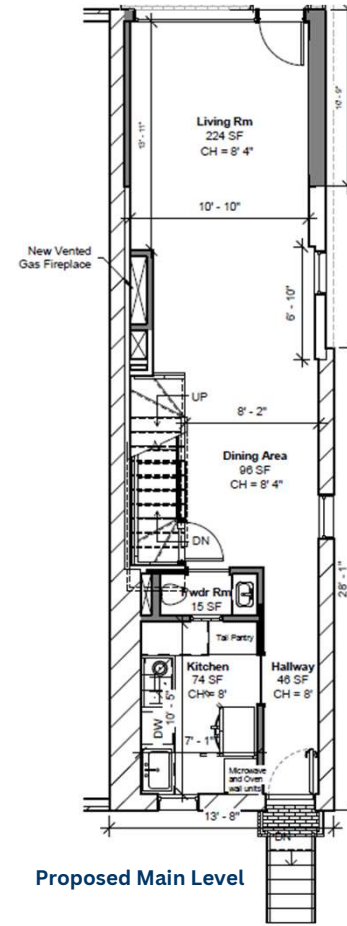
# Existing and Proposed Plans



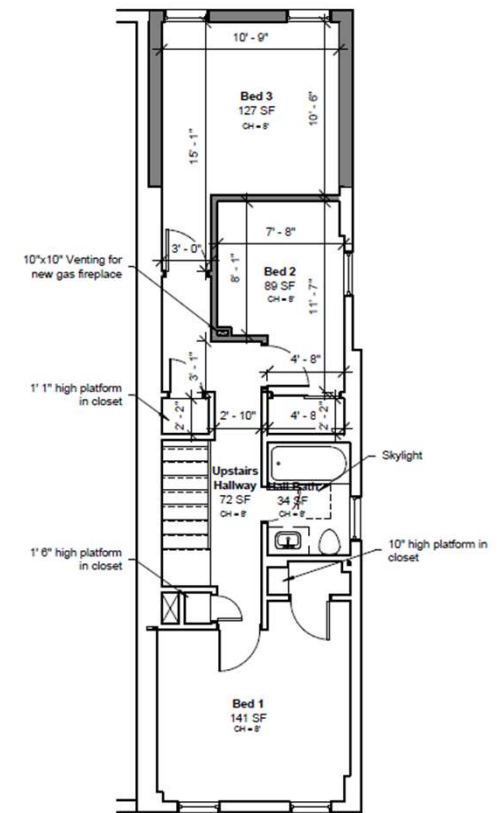
Existing Main Level



Existing Upper Level



Proposed Main Level



Proposed Upper Level

## Existing Photo and Rendering of Rear



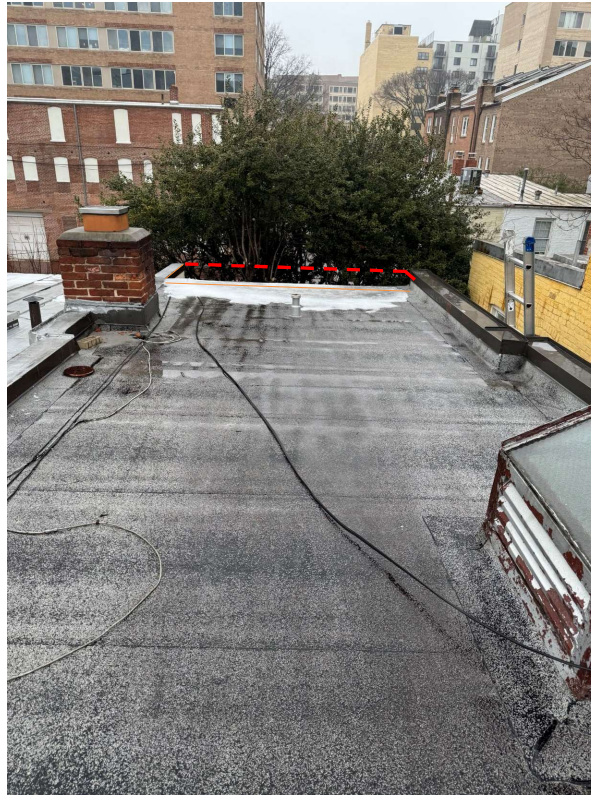


## Rear Façade Lines





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# Questions?



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