



## **MEMORANDUM**

**TO:** District of Columbia Board of Zoning Adjustment

**FROM:** Maxine Brown-Roberts, Development Review Specialist  
Joel Lawson, Associate Director for Development Review

**DATE:** July 10, 2025

**SUBJECT:** BZA # 21321 - 1224 Carrollsborg Place, SW– Request for relief from lot occupancy and rear yard for a rear and third floor addition.

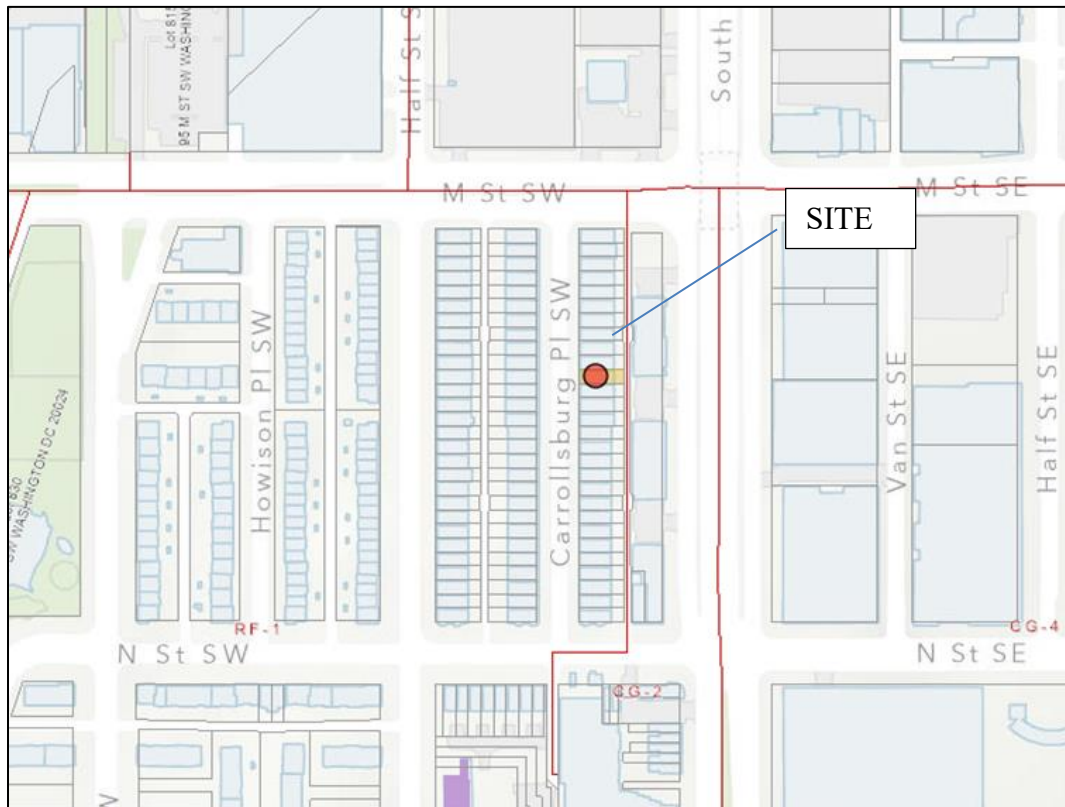
### **I. RECOMMENDATION**

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

- Subtitle E § 207, Rear Yard (20 ft. permitted, 26.75 ft. existing, 18.75 feet proposed)
- Subtitle E § 210.1, Lot Occupancy (60% permitted, 67% existing; 67% on 1<sup>st</sup> and 2<sup>nd</sup> floors, 61.7% on 3<sup>rd</sup> floor)

### **II. LOCATION AND SITE DESCRIPTION**

Applicant	Kevin and Julia Thomas represented by <a href="mailto:teran@eustilus.com">teran@eustilus.com</a>
Address	1224 Carrollsborg Place, SW
Legal Description	Square 0651, Lot 109
Ward / ANC	Ward 6, ANC 6D
Zone	RF-1 – Low to moderate density rowhouses and flats
Historic District / Resource	None
Lot Characteristics and Existing Development	A flat, rectangular, 1,291 square feet (3.33 feet x 19.33 feet) lot abutting Carrollsborg Street, SW and a 10-foot wide rear alley. The lot is developed with a two story, single family dwelling.
Adjacent Properties and Neighborhood Character	The adjacent properties and surrounding neighborhood are mostly developed with row dwellings and commercial uses to the east.
Proposal	To construct enclose the rear, two-story open porch and add third story..



Site Location

### III. ZONING REQUIREMENTS AND RELIEF REQUESTED

Item	Regulation	Existing	Proposed <sup>1</sup>	Relief
Lot Width E 201	18 ft.	16.66 ft.	No change	Conforming
Lot Area, E § 201	1,800 sq. ft.	1,219 sq .ft.	No change	Existing Non- Conforming
Height, E § 203	35 ft./3 stories	21 ft./2 stories	32 ft./3 stories	Conforming
<b>Lot Occupancy E § 210.1 and § 5201.1</b>	<b>60%</b> 70% by sp. ex.	<b>67%</b>	<b>67% - 1<sup>st</sup> and 2<sup>nd</sup> floors 6% 3<sup>rd</sup> floor</b>	<b>Requested</b>
<b>Rear Yard, E § 207</b>	<b>20 ft.</b>	<b>27.77 ft.</b>	<b>18.81 ft.</b>	<b>Requested</b>

<sup>1</sup> Information provided by applicant

#### IV. ANALYSIS

The proposal is to enclose the existing open porches on the first and second floor and add a third floor. There would be no expansion to the building footprint. The rear yard is being reduced because currently the open porches are not included in the rear yard as the rear yard measurement is calculated from the rear of the building. The existing, non-conforming lot occupancy would not change, but the third floor addition would also exceed the matter-of-right lot occupancy.

#### **Special Exception for Lot Occupancy and Rear Yard – Subtitle E § 210.1 and § 207 pursuant to E § 5201**

- 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 building has an existing lot occupancy of 67% which would not be expanded and the third floor addition would have a lot occupancy of 61%, both of which are greater than the matter of right limit of 60% but within the 70% limit of a special exception.

The building currently has a conforming rear yard of 27.7 feet but with the enclosure of the porches, would be reduced to 18.81 feet which is below the required 20-foot rear yard requirement. The third floor addition is also not set back to meet the rear yard requirement. The Applicant therefore requests special exception relief, for lot occupancy and rear yard which the Board can grant pursuant to the criteria of Subtitle E § 5201 and Subtitle X § 901 outlined below.

5201.2 & 5201.3 *[not applicable]*

- 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 Applicant provided a Sun Study at [Exhibit 19](#), which shows that with the addition and enclosure, the shadows cast on adjacent properties would be the same or just slightly more than what would be cast by a matter-of-right building. Therefore, the light and air to adjacent properties should not be unduly affected.

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

The rear addition, at the location of the existing enclosed porches, would not have any windows on the sides to allow views into adjacent properties. Views would essentially remain as currently exists and would be into neighboring rear yards, as is typical for rowhouse neighborhoods. The buildings across the alley are commercial and have mostly blank rear walls. In addition, those commercial buildings are at a higher elevation than the residential buildings along the alley. Therefore, the proposal should not unduly compromise the uses and enjoyment of the adjacent properties by their owners.

- (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 third floor addition would be visible from the street. However, the Applicant has set the third floor back a distance of 5.5 feet from the front façade which should help to limit its visibility from the street. The color, design and materials on the third floor addition would complement the house, so should not substantially intrude upon the pattern and character of houses along the street. The enclosed porches and the third floor addition would be visible from the alley to the rear of the building, but would not result in a building that would be inconsistent with the intent of the zone.

A number of houses along Carrollsburg Place have third floors additions and/or enclosed rear porches. Therefore, the proposal should not visually intrude on the character, scale or pattern of houses along Carrollsburg Place or the alley.

- (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 application materials include architectural and site plans, elevations and photos at [Exhibit 5](#), [Exhibit 6](#) and a Solar Study Exhibit 19.

- 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.*

Granting the requested lot occupancy and rear yard relief is within that which is allowed by special exception in the RF-1 zone and would not allow the introduction of a nonconforming use as the property would continue to be for residential use.

**Subtitle X § 901**

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 RF-1 zone to allow predominantly row dwellings. The request would be consistent with all other requirements found in Subtitle E, Chapter 2, and the lot occupancy and rear yard would be within that which is allowed 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 noted above, the requested relief should not unduly impact the use of neighboring properties, as it relates to light, air, privacy of view from adjacent streets and would otherwise be in conformance with the other development requirements and the intent of the RF-1 zone.

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

As demonstrated above, the proposal meets all the criteria of Subtitle E § 5201.

**V. COMMENTS OF OTHER DISTRICT AGENCIES**

The Department of Transportation (DDOT) requested that OP convey to the BZA that DDOT has no objection to the approval of the application.

**VI. ANC COMMENTS**

At the time of this report, the record does not contain a recommendation from ANC 6D.

**VII. COMMUNITY COMMENTS**

At the time of this report, the record contains no community comments.