


MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Michael Jurkovic, AICP, Development Review Specialist
 Joel Lawson, Associate Director Development Review

DATE: July 9, 2025

SUBJECT: BZA Case 21323: Request for special exception relief pursuant to allow a rear addition at 424 7th Street 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 § 207.1, Rear Yard (20 ft. min required, 16.3 ft. existing; 12.3 ft. proposed).

II. LOCATION AND SITE DESCRIPTION

Address:	424 7th Street NE
Applicant:	Gregoire Holeyman of Barnstar Architects on behalf of Steven and Natalia Graham
Legal Description:	Square 862; Lot 183
Ward / ANC:	Ward 6; ANC 6C
Zone:	RF-1, low to moderate density residential
Historic Districts	Capitol Hill Historic District
Lot Characteristics:	Rectangular Corner Lot measuring 29.25 ft. x 60.375 ft. with a 10 ft. public alleyway to the rear.
Existing Development:	Single Family Row Building
Adjacent Properties:	Residential Row Buildings
Surrounding Neighborhood Character:	Low to Moderate Density Residential Neighborhood
Proposed Development:	Single Family Row building rear addition

III. ZONING REQUIREMENTS and RELIEF REQUESTED

RF-1 Zone	Regulation	Existing	Proposed ¹	Relief:
Density E § 201	2 principal units max.	1 unit	No Change	None Requested
Lot Width E § 202	18 ft. min.	29.25 ft.	No Change	None Requested
Lot Area E § 202	1,800 sq. ft. min.	1,766 sq.ft.	No Change	None Requested
Height E § 203	35 ft. max.	31.75 ft.	No Change	None Requested
Rear Yard E § 207	20 ft. min.	16.3 ft.	12.3 ft.	Relief Requested
Lot Occupancy E § 210	60% max.	54.9%	59.7%	Relief Requested

IV. OP ANALYSIS

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 requested relief to minimum required rear yard are allowed through special exception.

5201.2 & 5201.3 not relevant to this application

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 proposal would replace the existing wood frame portion of the structure, with an addition which is larger but matches the existing rear depth of the neighboring property which shares a party wall. Given this and the orientation of the existing house the

¹ Provided by the applicant

addition is unlikely to introduce an undue impact on the availability to light to neighboring properties.

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

The addition would not increase the height of the building nor are windows proposed on the shared wall elevation. Additionally, no new views would be created past what currently exists with the existing rear of the building. Therefore, it should not have an impact on the neighbors' privacy of use, or enjoyment, any more than the existing structure.

- (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 be visible from E Street NE as well as from the public alley. However, the addition would be no more visible than the portion of the structure it would replace, and should not intrude on the character, scale, and pattern of houses along the street and alleyway.

- (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 provided plans, photographs, and elevations to sufficiently represent the relationship of the proposed addition 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.*

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.*

The addition would otherwise comply with the RF-1 development standards. The requested rear yard relief is allowed by special exception in the RF-1 zone.

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 proposal would be consistent with the intent of the RF-1 zone requirements. Specifically, the addition would be consistent with all other development requirements of the zone.

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

The addition would replace an existing wood frame portion of the structure with an addition that matches the building depth of the adjoining property and would only slightly increase the height of that portion of the building. Therefore, the addition should not intensify any impact to the use of neighboring properties.

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

The form of relief is within the allowed criteria of E § 5201, provided above.

V. OTHER OP DIVISIONS

OP- Historic Preservation has informed Development Review that this application may be approved administratively.

VI. OTHER DISTRICT AGENCIES

DDOT has informed OP that they have no objection to the applicant's relief request and will not be submitting a report to the record.

VII. ADVISORY NEIGHBORHOOD COMMISSION

At Exhibit #33, there is a report in support from ANC 6C.

VIII. COMMUNITY COMMENTS

At Exhibits #17 & #18, are letters in support from the adjoining neighbors at 422 7th St. NE. Additionally, there are several other letters in support from other neighbors and the Capital Hill Restoration Society.

Figure 1: Location Map

