


## MEMORANDUM

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

**FROM:** Philip Bradford, AICP, Case Manager  
 Joel Lawson, Associate Director Development Review

**DATE:** October 10, 2025

**SUBJECT:** BZA Case 21330: Special Exception request to permit a recently constructed detached rear carport with roof deck serving the existing three-story principal dwelling unit.

### I. BACKGROUND

This application was originally filed as an area variance request from lot occupancy (77% requested). OP issued a report ([Exhibit 28](#)) recommending denial as the applicant had not adequately satisfied the area variance test. Subsequently, the hearing for the case was postponed and the application was modified and reduced in size so that special exception relief from lot occupancy is now requested.

### II. RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception pursuant to Subtitle X § 1002:

- Lot Occupancy Requirements E § 210.1 (60 % required by right, 70% max. by special exception, 61% existing; 70% proposed)

### III. LOCATION AND SITE DESCRIPTION

Address:	1818 15 <sup>th</sup> Street, NW
Applicant:	Sullivan & Barros LLP, for Paul Pike, owner.
Legal Description:	Square 0191, Lot 0063
Ward / ANC:	Ward 2; ANC 2B
Zone:	RF-1/DC, low to moderate density residential within the Dupont Circle area
Historic Districts	Greater U Street Historic District
Lot Characteristics:	Rectangular lot 17 ft. in width and a depth of approximately 100 ft. abutting a 10 ft. public alley at the rear.
Existing Development:	Three story row dwelling.
Adjacent Properties:	The property is adjacent to other single unit row dwellings and flats.

Surrounding Neighborhood Character:	Moderate density residential with row dwellings, flats, and multi-family housing, with mixed use development in the ARTS-3 zone one block east of the subject property.
Proposed Development:	Retention of portion of a recently constructed carport with roof deck at rear of property.

#### IV. ZONING REQUIREMENTS and RELIEF REQUESTED

RF-1 Zone	Regulation	Existing	Proposed	Relief:
Lot Width E § 202	18 ft. min.	17 ft.	No change	None requested
Lot Area E § 202	1,800 sq. ft. min.	1,700 sq.ft.	No change	None requested
Height E § 203	35 ft. max.	23 ft.	23 ft.	None requested
Lot Occupancy E § 210	60% max. 70% by sp. ex.	61% (prior to carport addition)	70%	<b>Special Exception Requested</b>
Parking C § 701	1 space	1 space	No change	None requested

#### V. OP ANALYSIS

##### Subtitle E Chapter 5201 ADDITION TO A BUILDING OR ACCESSORY STRUCTURE

5201.1 Not relevant to this application.

5201.2 *For a new or enlarged accessory structure to a residential building on a non-alley lot, the Board of Zoning Adjustment may grant relief from the following development standards 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** under Subtitle E § 5003 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 revised structure would result in a total lot occupancy of 70%.

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;*

Light and air to neighboring properties should not be unduly affected. The adjacent buildings are taller and would not result in a significant increase in shadows. The carport deck structure is made from wooden slats therefore would not have impact to airflow to adjacent properties.

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

The carport and upper deck structure will decrease privacy on adjacent properties, given that prior to the construction of the deck, residents of 1818 15<sup>th</sup> Street did not have clear sightlines into windows or rear yards of adjacent properties from above grade. However, due to the location at the corner of the square, multiple properties at this location have limited privacy. Approval of the requested special exception would not substantially increase or compromise privacy of use and enjoyment to an undue level. However, the applicant is encouraged to engage with the adjacent neighbor in a meaningful way to try to resolve privacy and light issues of concern.

- (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 accessory structure is mostly blocked from view from adjacent streets and alleys by the garage door and adjacent principal and accessory structures. The approval of the structure would not visually intrude upon the character, scale, and pattern of houses 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, and photographs to illustrate the accessory structure show the relationship between it and the existing structures on adjacent properties. The applicant has revised the deck from the previous design requiring an area variance to a special exception request and has submitted revised a [plan set](#) and [plat](#) in Exhibits 42 A-E.

- 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 suggest additional treatment to the addition to mitigate any impacts. However, the applicant is encouraged to work with the neighbor to minimize existing or potential impacts on light or privacy to the window on the neighboring property.

- 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 does not exceed any bulk or area requirements for residential use in the zone

and the addition is not intended to introduce any use beyond what is permitted.

## **Subtitle X Section 901 SPECIAL EXCEPTION REVIEW STANDARDS**

### **Pursuant to Subtitle E § 5201 and Subtitle U §301.1(g)**

*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 proposed accessory building addition satisfies the intent of the Regulations and would maintain the character of the RF-1/DC district including the density and use standards in the zone. Multiple other properties within the adjacent square, also zoned RF-1/DC, have decks above their parking space at the rear of the property.

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

As discussed, the proposed addition would not unduly impact abutting or neighboring properties due to noise, a reduction in light and air, or privacy. The applicant is encouraged to address concerns raised in the record by the adjacent neighbor.

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

Specific criteria under Subtitle E § 5201 have been addressed and satisfied.

## **VI. OTHER OP COMMENTS**

Based on discussions between OP and Historic Preservation Office staff regarding this case, OP has informed the applicant that HPRB review of the structure will be required.

## **VII. OTHER DISTRICT AGENCIES**

DDOT contacted OP stating that they have no objection to the approval of this application. There are no comments in the record from any other District Agencies.

## **VIII. ADVISORY NEIGHBORHOOD COMMISSION**

A memo from the ANC regarding the current relief request has not been added to the record as of the date of this report. At [Exhibit 27](#), is a report from ANC 2B stating they do not support the variance.

## **IX. COMMUNITY COMMENTS**

At Exhibit [17](#), [18](#), [19](#), and [20](#) are letters in support of the application. At [Exhibit 21/22](#) is a letter in opposition and request for party status, which has been granted. At [Exhibit 43](#) are additional filings from the party in opposition.

Attachment: Location Map

Figure 1: Location Map

