

# BZA Application No. 21330

1818 15<sup>th</sup> Street, NW  
October 22, 2025

## **Applicant**

Paul Pike

## **Zoning Attorney**

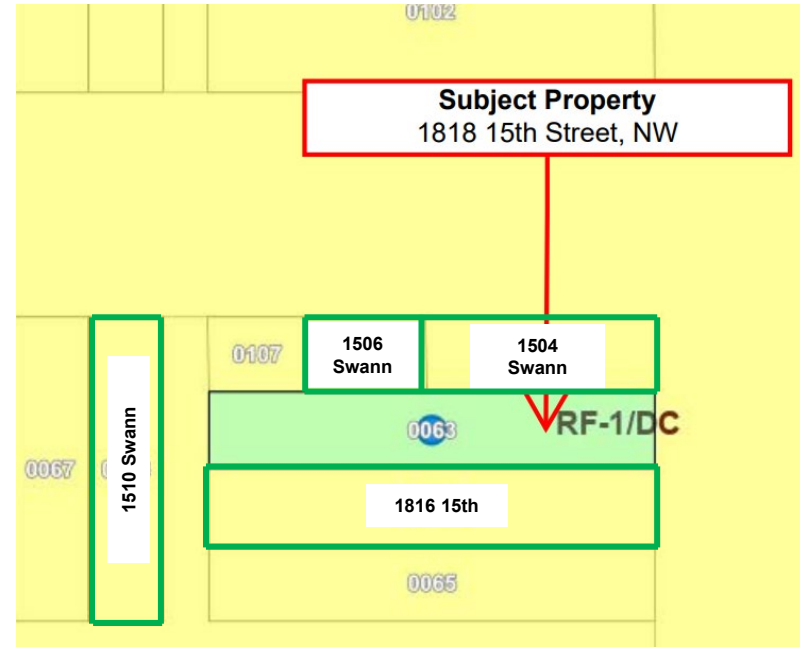
*Sullivan and Barros*  
Board of Zoning Adjustment  
District of Columbia  
Martin Sullivan

Application No. 21330

EXHIBIT NO. 50

# Overview

- The Property, located in the RF-1/DC zone is improved with a three-story single-family dwelling.
- The Applicant constructed a carport at the rear, which brings the total lot occupancy to 70%.
- Accordingly, the Applicant is requesting special exception relief for the additional 10% lot occupancy over the 60% requirement.
- The Office of Planning recommends approval.
- ANC 2B voted to not support.
- There are 4 letters of support from neighbors, including 3 adjacent neighbors and the property directly across the alley.



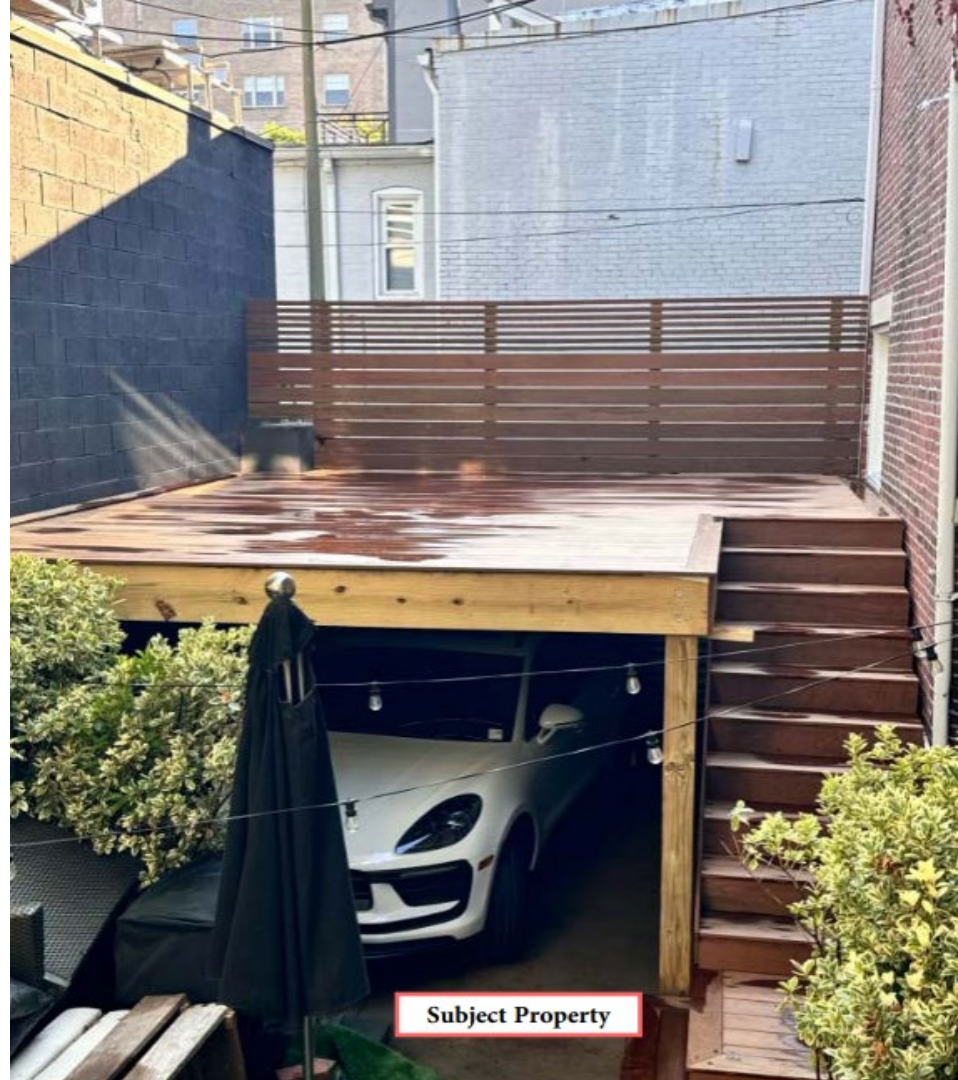
## The Property & Carport







Subject Property



Subject Property

## Criteria for Approval- General SE Requirements

**The special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps, and will not tend to affect adversely the use of neighboring property.**

The purpose of the RF-1 zone is “to provide for areas predominantly developed with residential row buildings on small lots within which no more than two (2) principal dwelling units are permitted.” The Property will remain a single-family row dwelling.

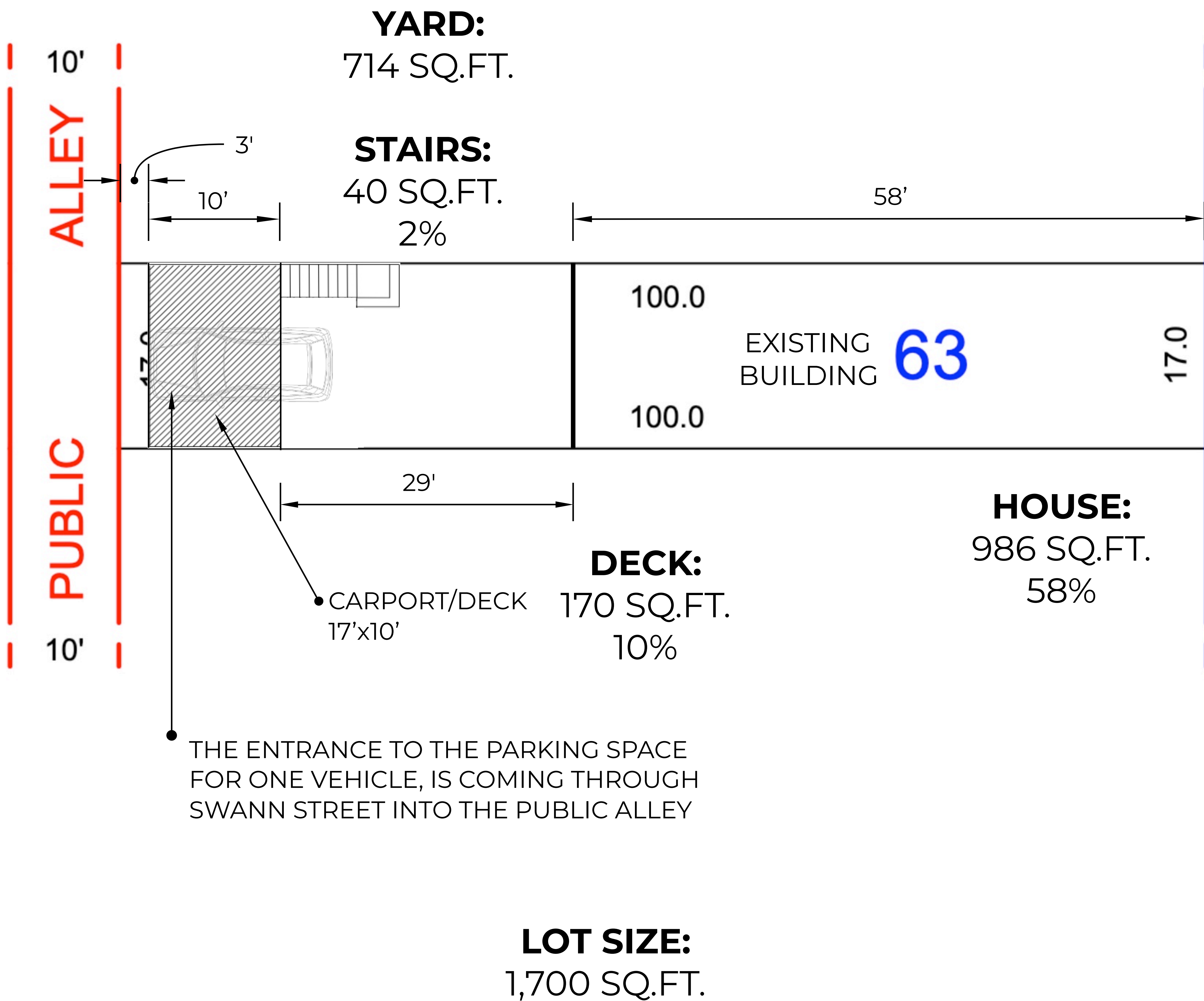
Several other properties within the adjacent square, feature decks constructed above rear parking spaces.

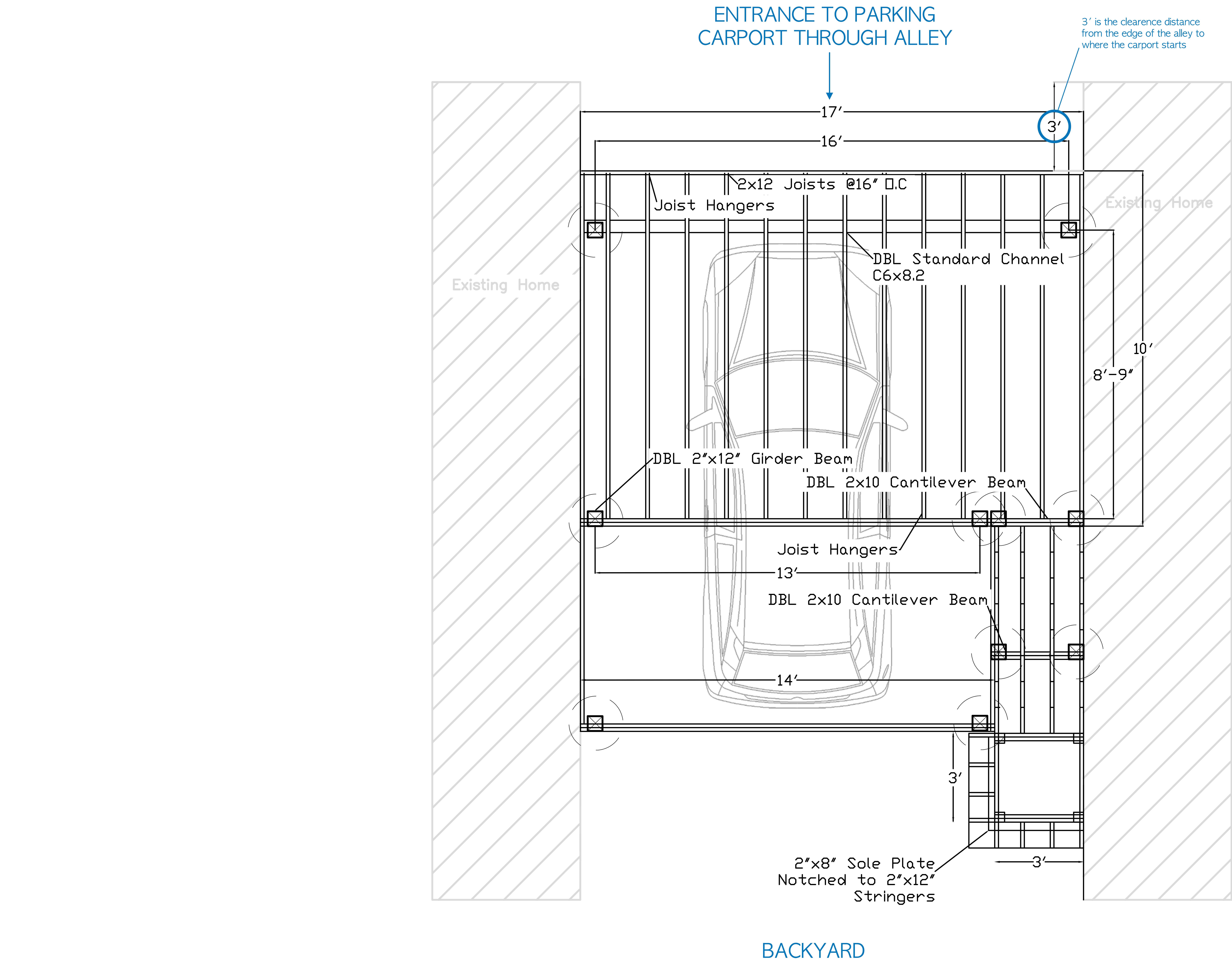
## Specific Special Exception Requirements of E-5201

<b>(a)The light and air available to neighboring properties shall not be unduly affected;</b>	The carport is modest in scale, at only 6 ft. 10 in. in height, and is located at the rear of the property. The adjacent lot already occupies 100% of its land area, including to the rear, so the carport will adjoin the bulk of an existing residential structure rather than open yard space. As a result, it will not introduce new shadows or massing beyond existing conditions. Constructed of wooden slats, the carport will maintain airflow and remain visually compatible and subordinate to the primary building. While the neighboring property at 1508 Swann has an at-risk window facing the Applicant's parking area, the carport will not materially affect light or air to that window.
<b>(b)The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;</b>	Located at the rear of the property and oriented toward the alley, the carport minimizes direct views into adjacent private spaces. While the party-opponent has raised concerns about privacy impacts related to her at-risk window facing the Applicant's property, it is that unprotected window which looks directly onto the Applicant's rear yard and parking area, thereby affecting the Applicant's privacy rather than the reverse. The carport is modest in scale and typical for the area, where limited rear-yard privacy is common due to the site's corner location and existing conditions. Approval of the requested special exception would not substantially increase or compromise privacy to an undue level.
<b>(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;</b>	The carport is not visible from 15th Street and is largely screened from view by the existing garage door and surrounding principal and accessory structures. Several nearby properties contain similar rear additions or accessory structures, contributing to a consistent and compatible alley profile. The Applicant is working with HPRB on historic approval.



15th STREET, N.W.





CARPORT/DECK FRAMING PLAN

\* Verify all dimensions in field.

Project Name and Address:  
1818 15th Street NW  
Washington D.C

Revisions:

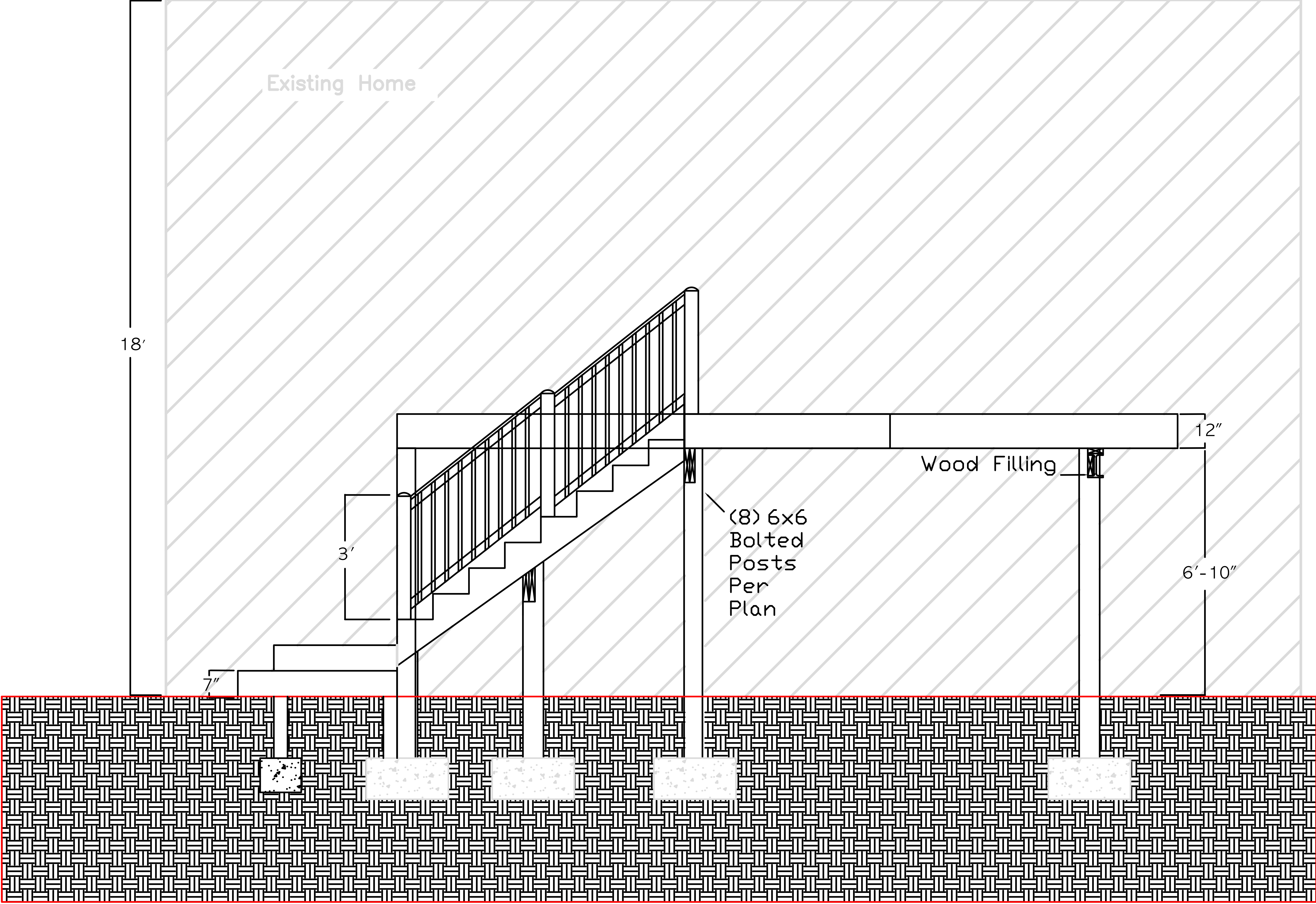
Date:  
24 - JUL - 25

Framing Plan

D3

Scale: 1/4" = 1'-0"





CARPORT/DECK L-ELEVATION

\* Verify all dimensions in field.

Project Name and  
Address:  
  
1818 15th Street NW  
  
Washington D.C

Revisions:

Date:  
24 - JUL - 25

L—Elevation

D4

Scale: 1/4"= 1'-0"



THIS DOCUMENT IS CERTIFIED TO:



CASE #: \*\*\*\*\*



LEGEND:

- FENCE
- B/E - BASEMENT ENTRANCE
- B/W - BAY WINDOW
- BR - BRICK
- BRL - BLDG. RESTRICTION LINE
- BSMT - BASEMENT
- C/S - CONCRETE STOOP
- CONC - CONCRETE
- D/W - DRIVEWAY
- UP - UTILITY POLE
- FR - FRAME
- MAC - MACADAM
- W/W - WINDOW WELL
- O/H - OVERHANG
- UB - UTILITY BOX

COLOR KEY:

- (RED) - RECORD INFORMATION
- (BLUE) - IMPROVEMENTS
- (GREEN) - ESMTS & RESTRICTION LINES

LOCATION DRAWING OF:

**#1818 15TH STREET NW**

LOT 63 SQUARE 191

**WASHINGTON, D.C.**

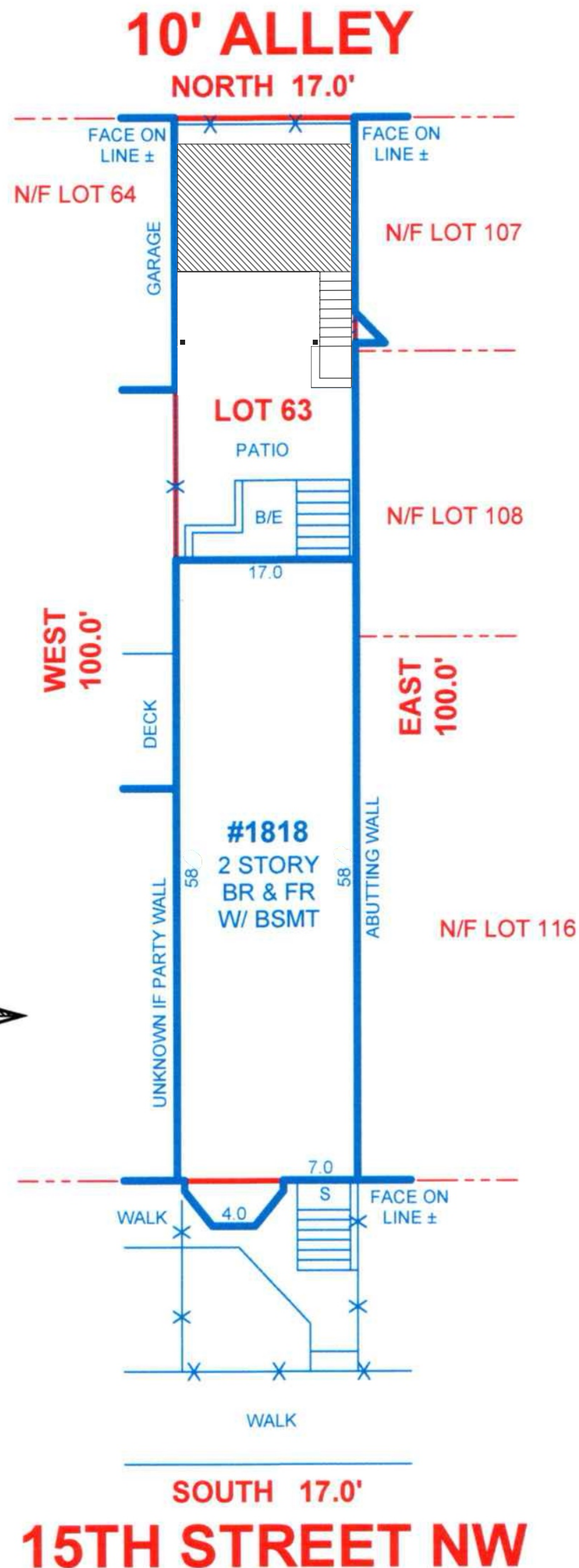
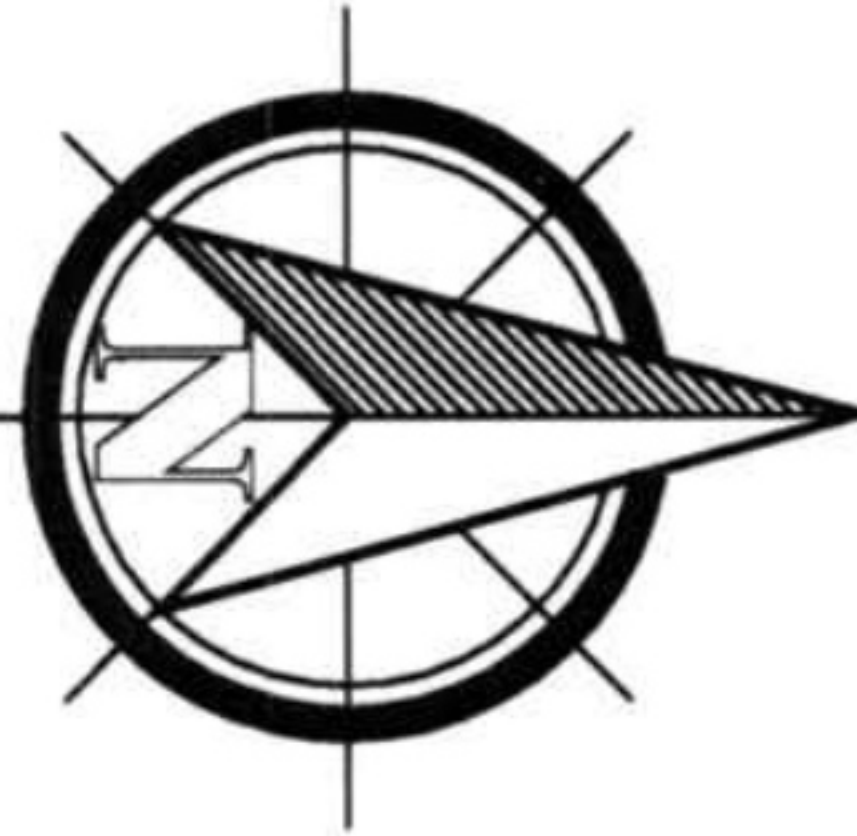
LIBER: RLH FOLIO: 128

SCALE: 1"=20' DATE: 04-25-2025

DRAWN BY: AP

FILE #: 253448-200

L.R.LH, F.128



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