



## **MEMORANDUM**

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

**FROM:** Maxine Brown-Roberts, Development Review Specialist  
*J.S.* Jennifer Steingasser, Deputy Director, Development, Design and Preservation

**DATE:** September 12, 2025

**SUBJECT:** BZA # 21332 – 1848 Kalorama Road, NW - Request for relief from lot occupancy for a one story rear addition.

### **I. RECOMMENDATION**

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

- Subtitle E § 210.1, Lot Occupancy (60% permitted, 67.4% existing; 64.3% proposed)

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

Applicant	Gregory Hoss
Address	1848 Kalorama Road, NW
Legal Description	Square 2553, Lot 80
Ward / ANC	Ward 1, ANC 1C
Zone	RA-2 – all types of urban residential development at a moderate density
Historic District/Resource	Washington Heights Historic District
Lot Characteristics and Existing Development	A flat, rectangular, 3,000 square feet (25 feet x 120 feet) lot fronting on Kalorama Road, NW and a 15-foot wide rear alley. The lot is developed with a two and a half story, single family, row dwelling.
Adjacent Properties and Neighborhood Character	The adjacent properties to the east, west and north are attached building row dwellings with single or multifamily units. To the rear, across the alley, are multi story residential buildings. Generally, the neighborhood is a mix of small and large apartment buildings with a mixture of commercial and residential uses along 18 <sup>th</sup> Street, NW to the east.
Proposal	To construct a one story, rear addition.

### Site Location



### III. ZONING REQUIREMENTS AND RELIEF REQUESTED

Item	Regulation	Existing	Proposed <sup>1</sup>	Relief
Lot Width, F § 202	None prescribed	25 ft.	No change	Conforming
Lot Area, F § 202	None Prescribed	3,000 sq. ft.	No change	Conforming
Height, E § 203	50 ft.	30 ft./2.5 stories	1-story addition/12.92 ft.	Conforming
<b>Lot Occupancy F § 210 and § 5201.1</b>	<b>60% 70% by sp. ex.</b>	<b>67.4%</b>	<b>64.3%</b>	<b>Requested</b>
Rear Yard F 207	15 ft.	40 ft.	30.8 ft.	Conforming

### IV. ANALYSIS

The property is improved with a two-and-a-half story plus cellar, single-family, row dwelling. The proposal is to remove an existing rear deck and construct a one-story plus cellar addition. The removal of the deck and the addition would result in a reduction of the lot occupancy from 67.4% to 64.3%. All other development parameters would be met.

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

**Special Exception for Lot Occupancy– Subtitle E § 210.1 pursuant to F § 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 67.4% which would be reduced to 64.3% with the removal of a rear deck and replaced with the proposed addition. Both are greater than the matter of right limit of 60% but within the 70% limit of a special exception.

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 one-story addition would extend approximately 9 feet beyond the farthest rear wall of the existing house and that of the adjacent neighbor to the east and approximately three feet beyond the farthest rear wall of the house to the west. In addition, the addition is setback 2.58 feet from the side property line on the east and 8.83 feet on the west. It is not envisioned that the one-story building at a height of approximately 13 feet, along with the setbacks from the property line should cast shadows that would unduly affect the light and air to adjacent properties.

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

The west side of the addition would have a door and a window facing the adjacent house. However, with a setback of over 10 feet and some fencing the privacy and enjoyment of the neighbors to the east should not be unduly compromised. The eastern façade would also have a door and although the setback between the buildings would be approximately two feet, there is a retain wall topped by a wooden fence separating the buildings and thereby reducing privacy impacts. Views from the rear would essentially remain as currently exists and would be into neighboring rear yards, as is typical for rowhouse neighborhoods. 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 one-story addition would be not be visible from Kalorama Road but would be partially visible from the alley. The color, design and materials on the addition would complement the house, so should not substantially intrude upon the variety in pattern and character of houses along 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 materials submitted include architectural and site plans, elevations and photos at Exhibits 5, 6, 7, and 8.

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 relief is within that which is allowed by special exception in the RA-2 zone, the building height would be within that allowed, 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 RA-2 zone to allow a variety of residential dwellings. The request would be consistent with all other requirements found in Subtitle F, Chapter 2, and the lot occupancy 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 RA-2 zone. Adjacent neighbors have also provided letters in support of the proposal at Exhibits 11, 12, 13.

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

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

## **V. HISTORIC PRESERVATION**

The property is within the Washington Heights Historic District. The staff of the Historic Preservation Office (HPO) states that the application does not need to be review by the Historic Preservation Review Board (HPRB) and will be signed off by HPO staff at the time of permitting for consistency with the historic district.

## **VI. COMMENTS OF OTHER DISTRICT AGENCIES**

The Department of Transportation (DDOT) indicated that they have no objection to this application.

## **VII. ANC COMMENTS**

The property is within ANC 1C. At Exhibit 15 is an attachment from ANC-1C expressing support for the proposal.

## **VIII. COMMUNITY COMMENTS**

At the time of this report, the record contains community comments at Exhibits 10 - 14.