

BZA Application No. 21332

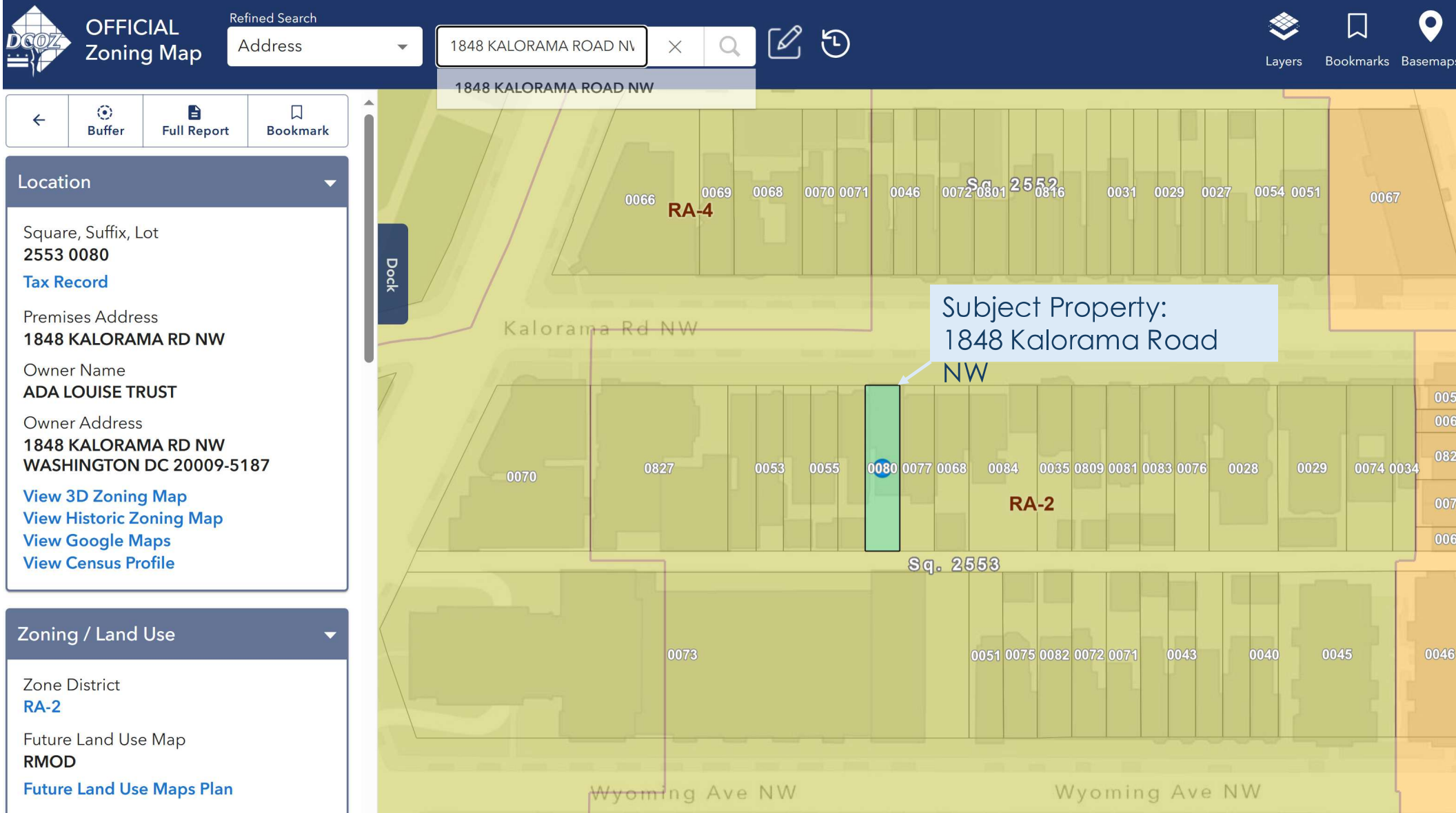
1848 Kalorama Road, NW
Washington, DC 20009
Ada Louise Trust
Gregory Hoss & Lars Etzkorn
24 September 2025

Overview and Requested Relief

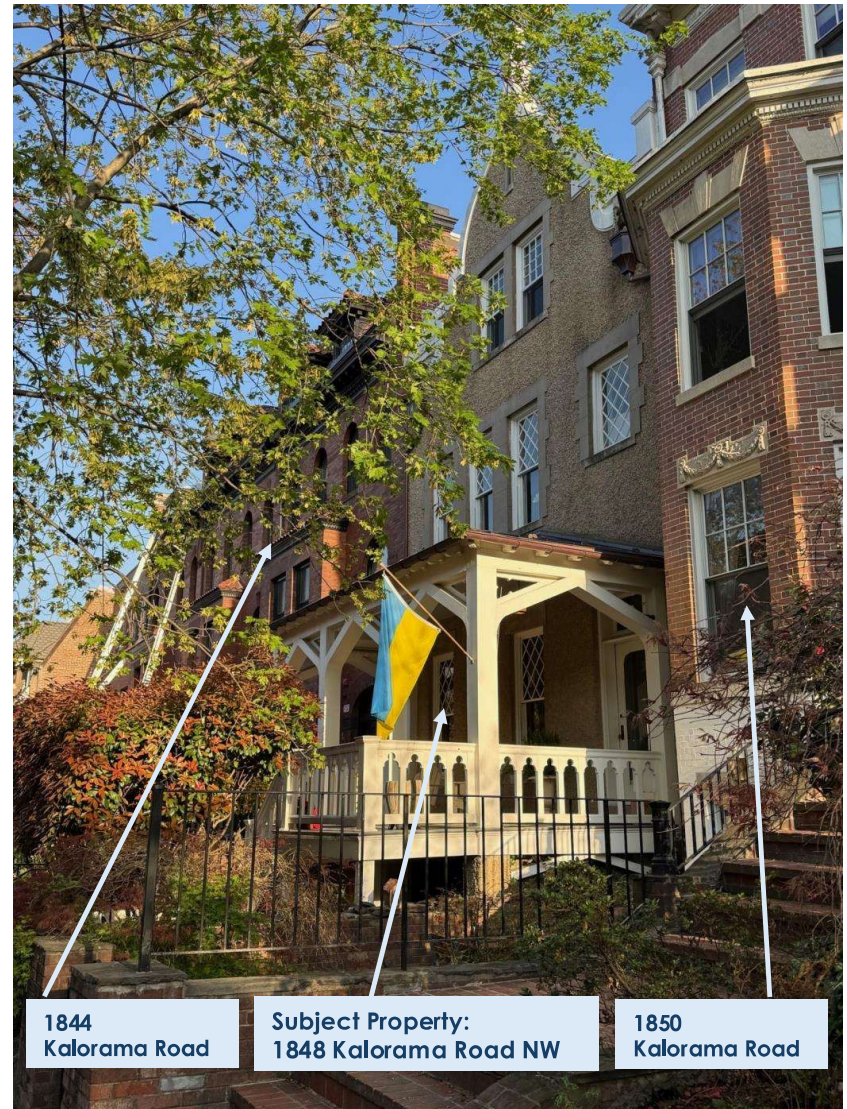
- The property is located in the RA-2 Zone and is improved as a two-story + cellar single family row dwelling.
- The Applicant is proposing to construct a 124 square foot one-story + cellar addition to the rear of the house.
- Relief requested for LOT OCCUPANCY:
 - Current lot occupancy is 67.4%.
 - Proposal will change lot occupancy to 64.3%.
 - Seeking lot occupancy relief from requirements of Subtitle F § 210.1 (60% maximum lot coverage) pursuant to Subtitle F § 5201 (allows increase of lot coverage to 70% maximum) & Subtitle X § 901.2.

Community & Agency Support

- The Office of Planning recommends approval.
- HPO recommends approval.
- DDOT has no objection.
- ANC 1C voted unanimously (7-0) in support; the ANC PZT Committee also voted unanimously (4-0) in support.
- There are 7 letters of support from surrounding neighbors, including from both adjacent neighbors.

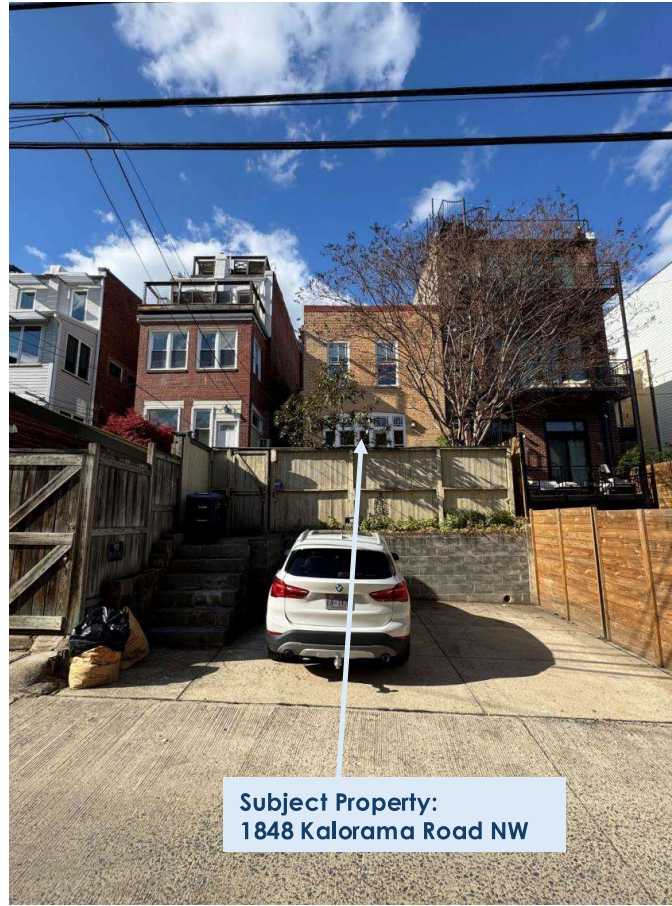




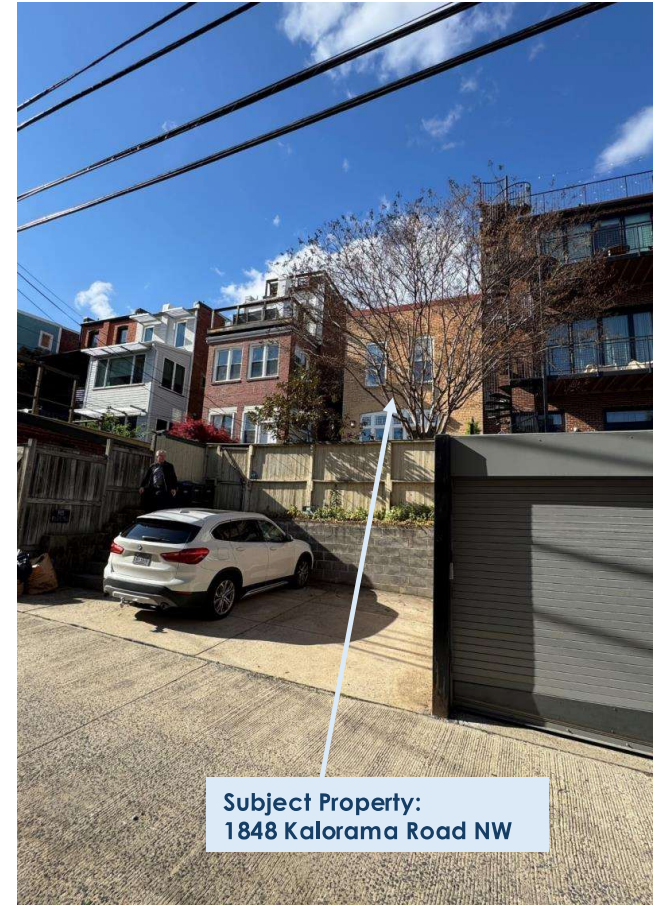




Subject Property:
1848 Kalorama Road NW



Subject Property:
1848 Kalorama Road NW



Subject Property:
1848 Kalorama Road NW

Subject Property: Views from Rear Alley



Subject Property: View of Rear Facade

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., April 7, 2025

Plat for Building Permit of:

SQUARE 2553 LOT 80

Scale: 1 inch = 20 feet

Recorded in Book 174 Page 72

Receipt No. 25-03052

Drawn by: B.S.

Furnished to: GREGORY HOSS

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

Gregory M. Hoss
Deputy Surveyor, D.C.



I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy previous surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application B2508615 & RW2500149; and
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
- 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
- 3) I have/have not (circle one) filed a subdivision application with the Office of the Surveyor;
- 4) I have/have not (circle one) filed a subdivision application with the Office of Tax & Revenue; and
- 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance. The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.

I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: *Gregory M. Hoss*

Date: 25 April 2025

Printed Name: Gregory M. Hoss, AIA

Relationship

to Lot Owner: Architect

If a registered design professional, provide license number ARC 5844 and include stamp below.



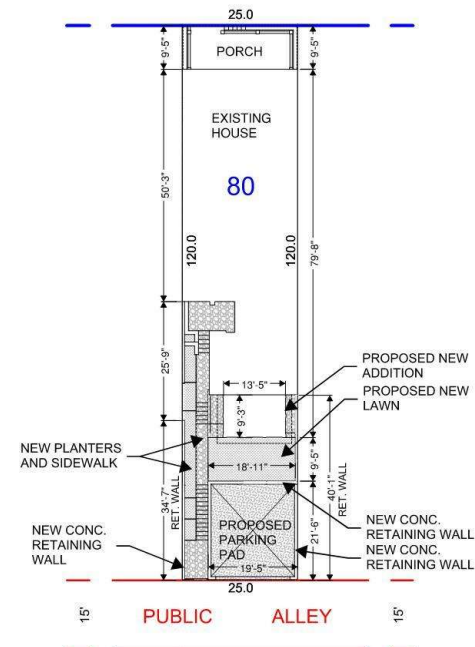
SCALE: 1:20

SR-25-03052(2025)

SHEET 1 OF 2

SQUARE 2553

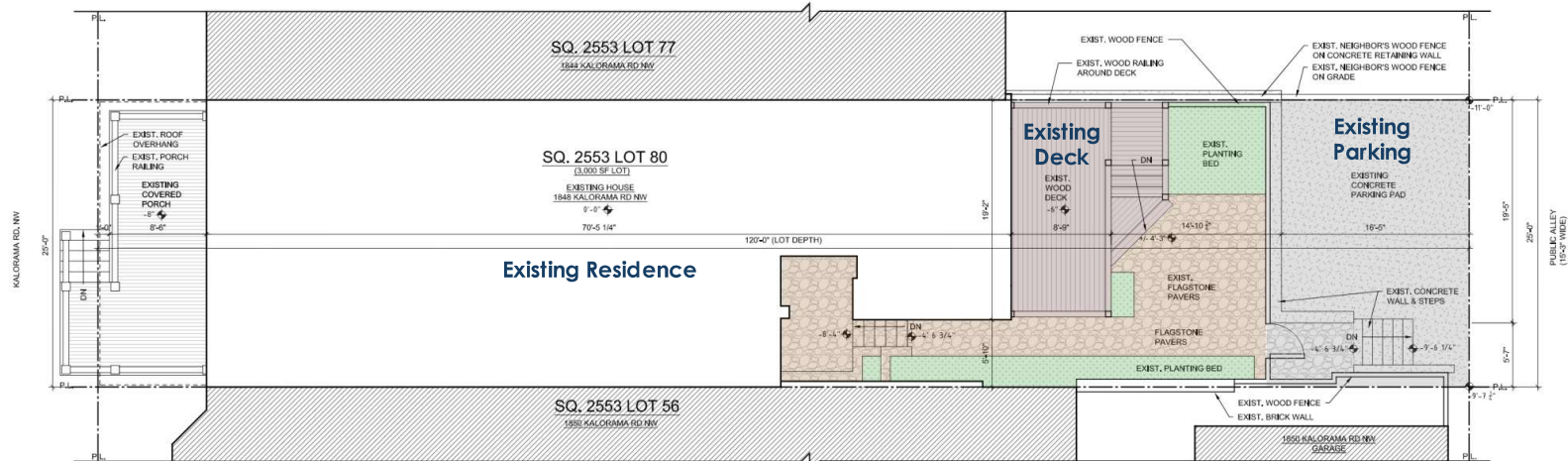
KALORAMA ROAD, N.W.



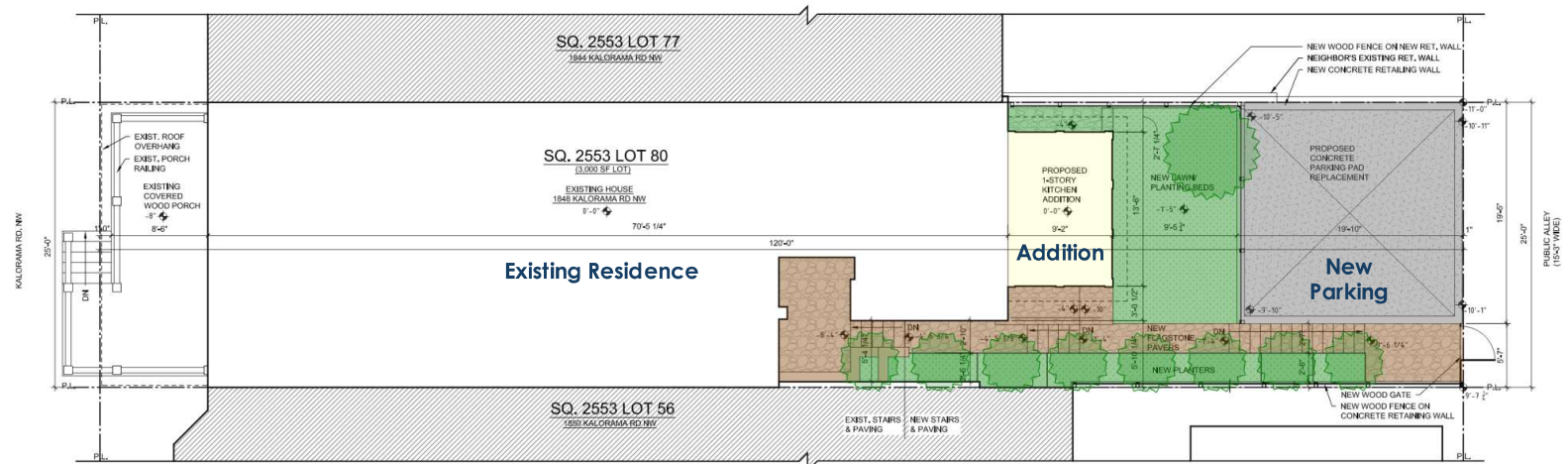
SR-25-03052(2025)

SHEET 2 OF 2

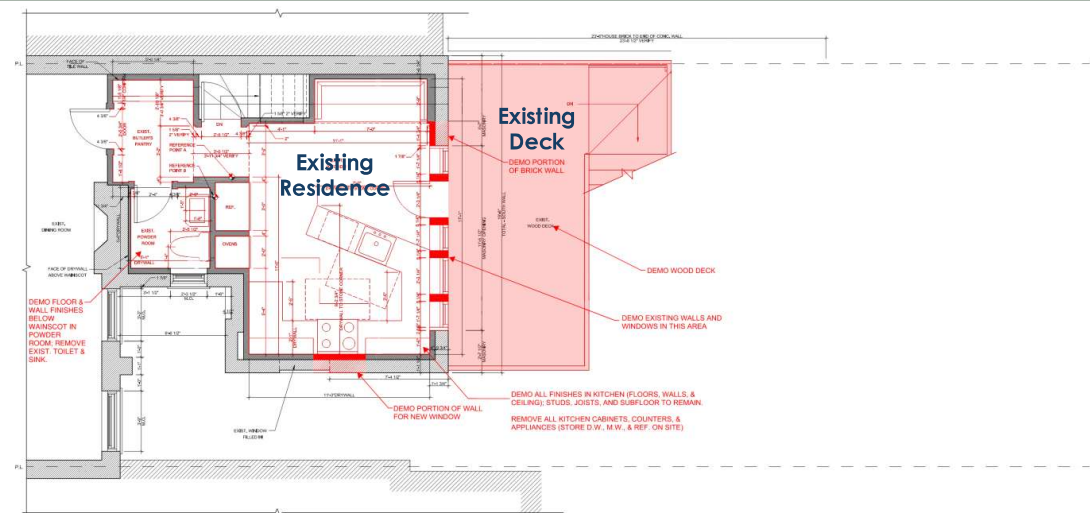
Plat



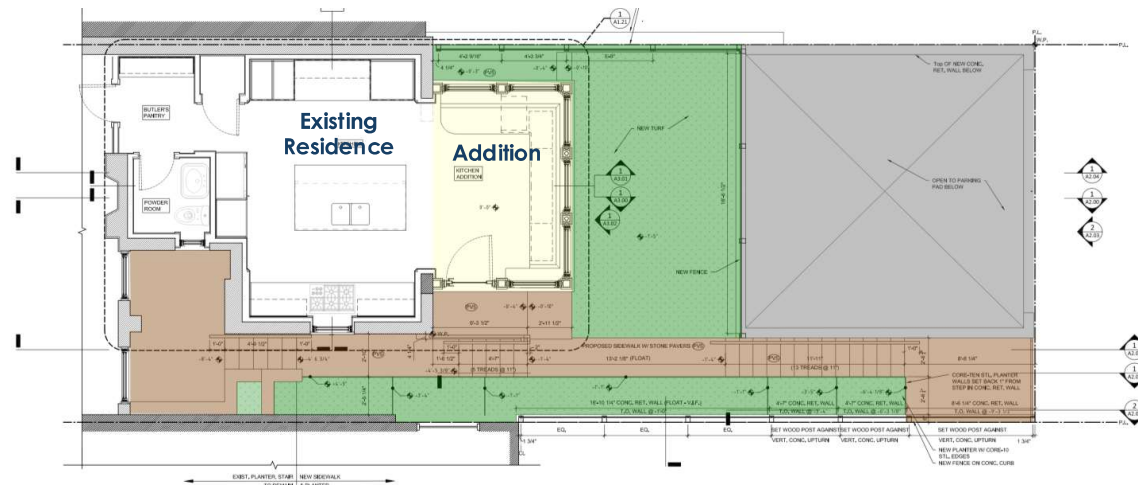
Site Plan: Existing



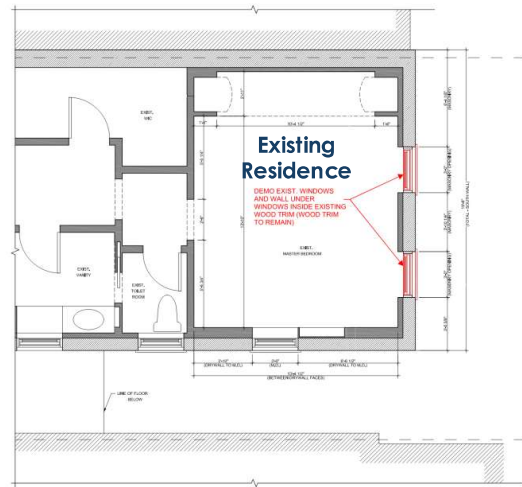
Site Plan: Proposed



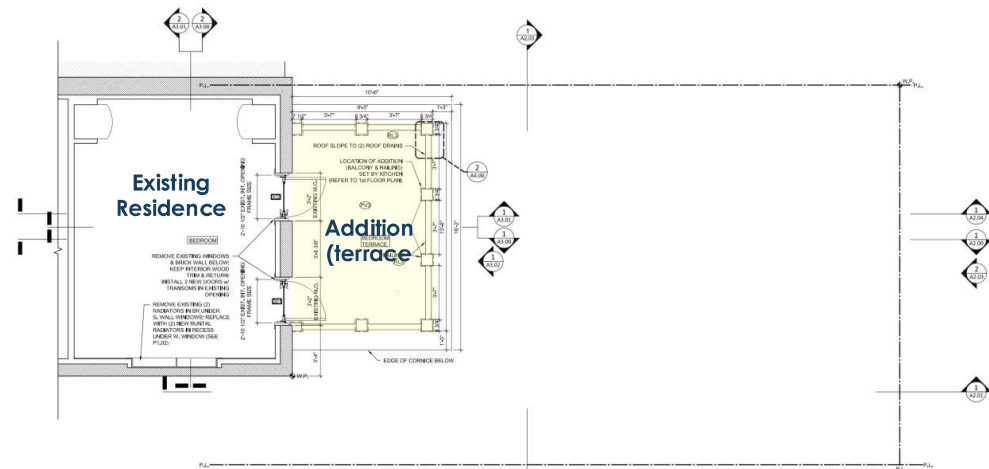
First Floor Plan: Existing/Demo



First Floor Plan: Proposed



Second Floor Plan: Existing/Demo



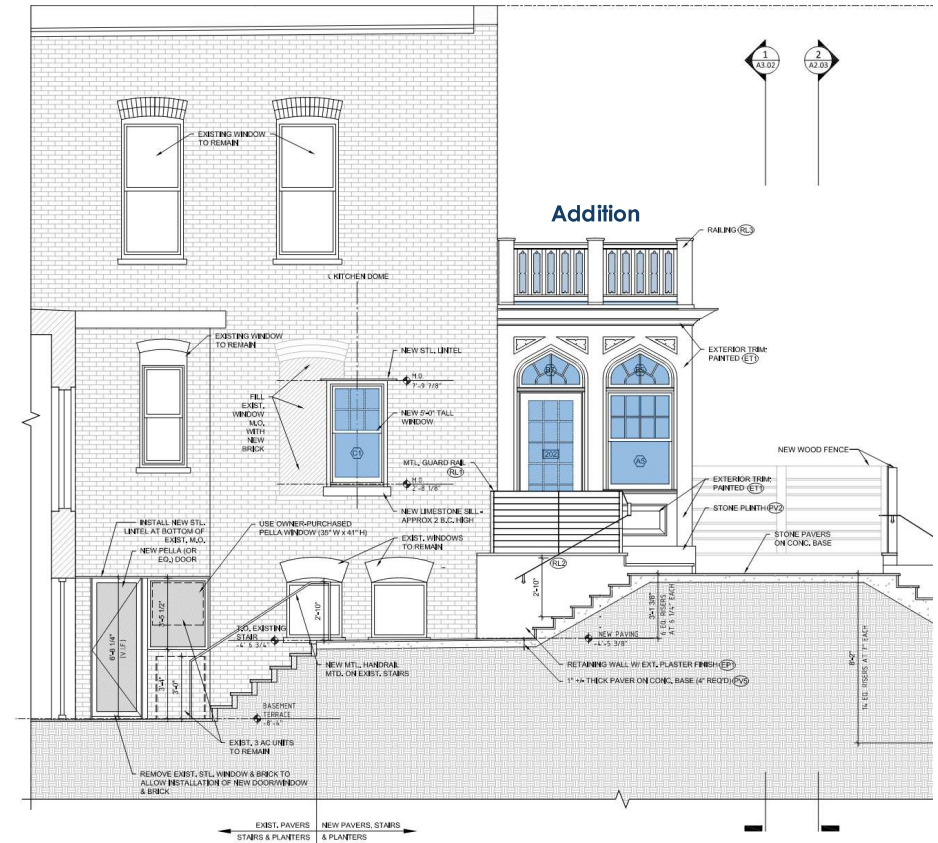
Second Floor Plan: Proposed

Existing Residence

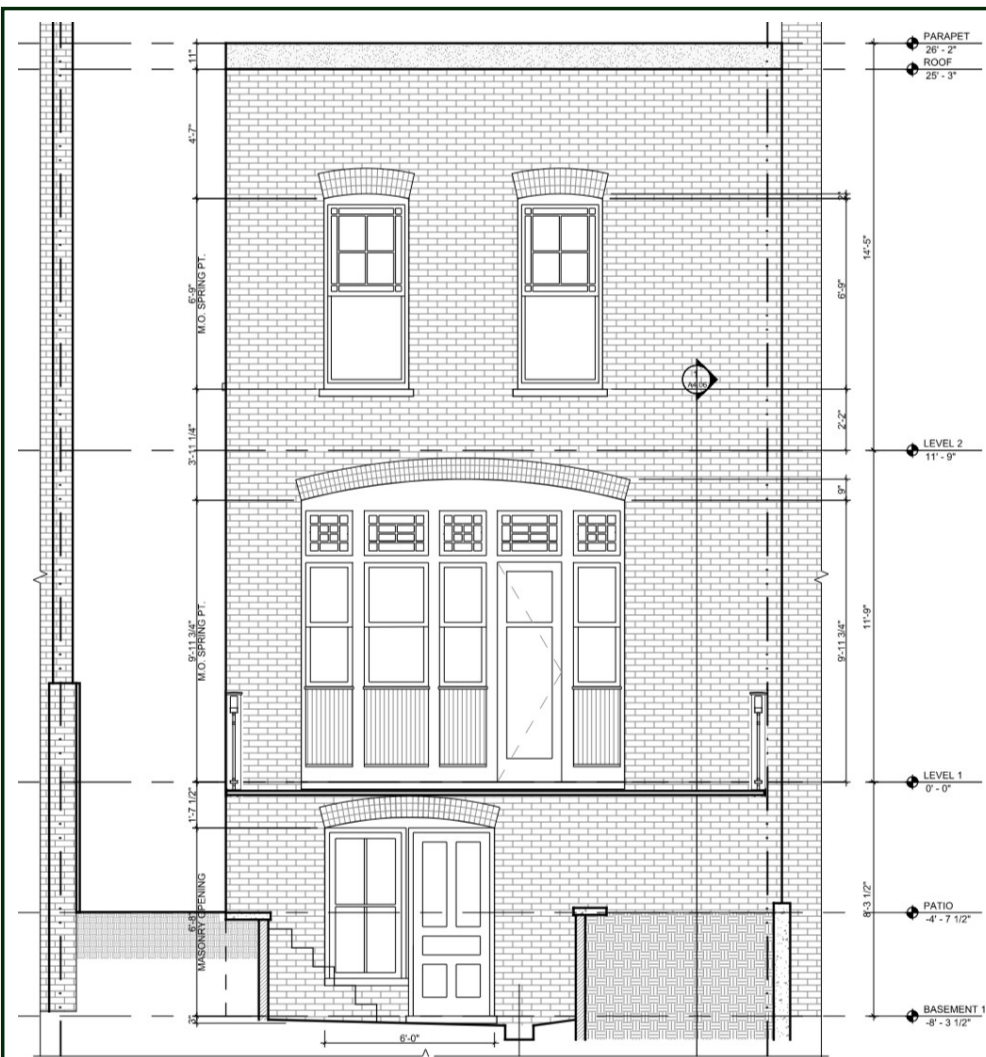


West Elevation: Existing

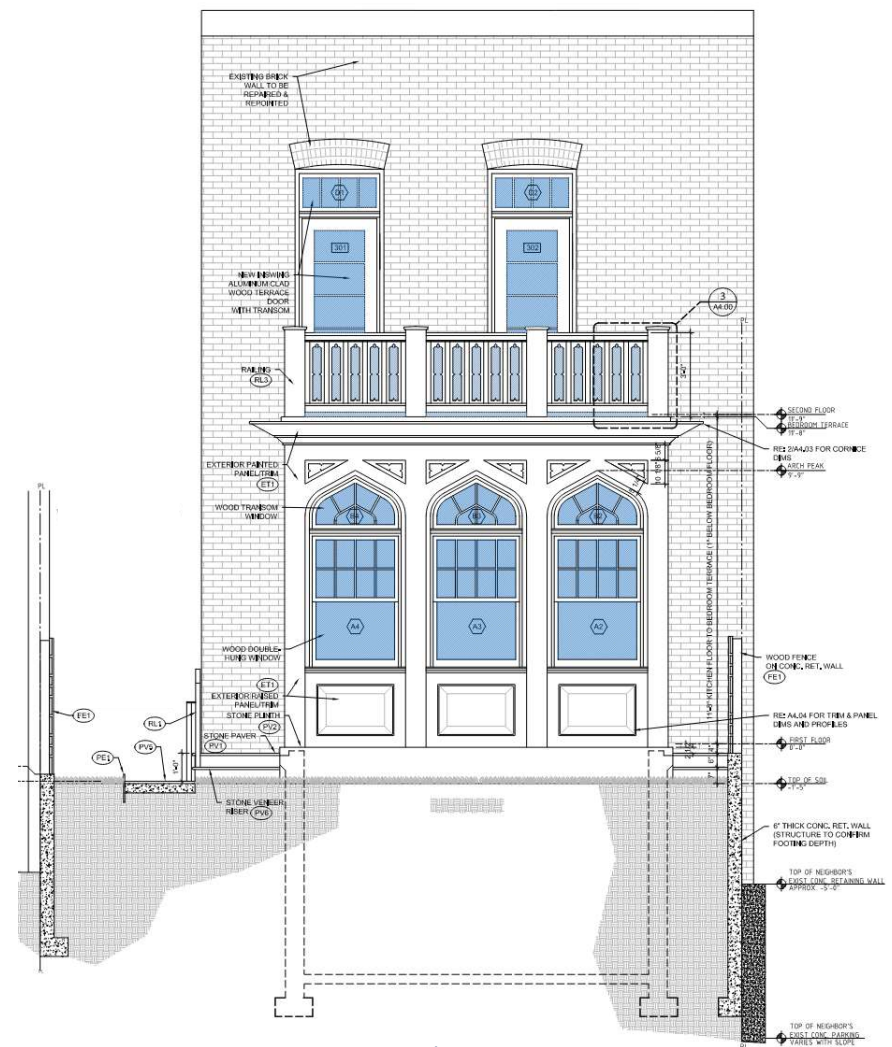
Existing Residence



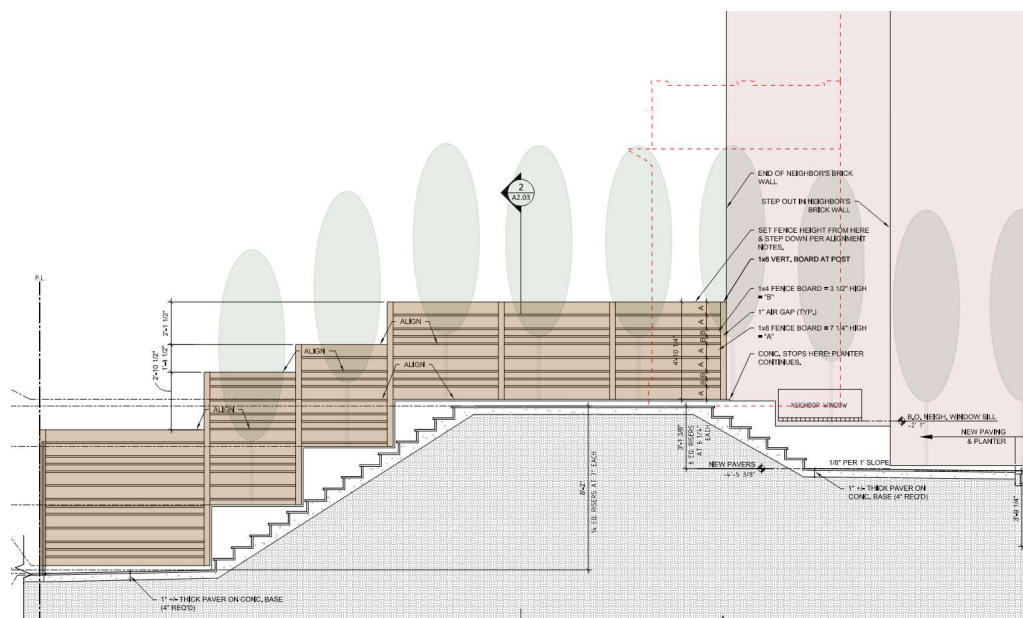
West Elevation: Proposed



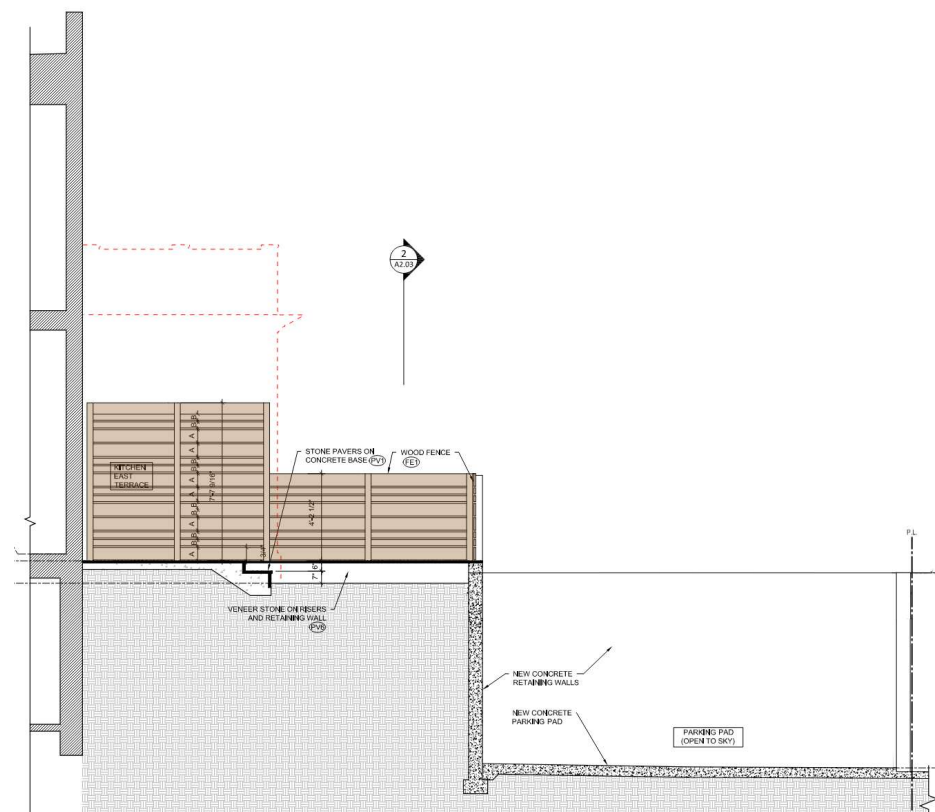
South Elevation: Existing



South Elevation: Proposed



New Privacy Fence on West Property Line



New Privacy Fence on East Property Line

General Special Exception Requirements of Subtitle X § 901.2

Criteria	Subject Project
1) "Granting relief will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps."	<ul style="list-style-type: none">▪ The property will still be used as an SFD.▪ All other standards, including rear yard setback and height limitations of the RA-2 Zone are met.
2) "Granting relief will not tend to affect adversely the Use of Neighboring Property in accordance with the Zoning Regulations and Zoning Maps."	<ul style="list-style-type: none">▪ The granting of the special exception will not tend to adversely affect the use of neighboring properties as described more fully below.▪ Both adjacent and other neighbors, and the ANC are in support of the project.

Specific Special Exception Requirements of Subtitle F § 5201

Criteria	Subject Project
<p>Subtitle F § 5201.3: "An application for special exception under this section shall demonstrate that the addition 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:</p>	
<p>a) The light and air available to neighboring properties shall not be unduly compromised;</p>	<ul style="list-style-type: none"> ▪ The Addition shall not unduly affect the light and air available to neighboring properties. The one-story Addition is within the height limit for this zone (and is one half the height of the existing building to which it is being added to) and is stepped-in on each side from the width of the existing exterior wall.
<p>b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;</p>	<ul style="list-style-type: none"> ▪ The proposed Addition does not unduly compromise the privacy of use and enjoyment of neighboring properties as the Addition cannot be seen directly into from inside either abutting property. On the east side, the Addition abuts a parking pad for four vehicles. On the west side the Addition abuts a trash management area and a garage wall. ▪ New replacement privacy fences at the same height as the existing fences are proposed along the east and west property lines.
<p>c) The addition or accessory structure, together with the original 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 subject street frontage;"</p>	<ul style="list-style-type: none"> ▪ (i) Regarding the special exception request for lot occupancy, no portion of the Addition will be seen from the front street. ▪ (ii) To the limited extent the Addition is visible from the alley, it was designed purposefully to be visually harmonious with the existing historic house. Specifically, the design and material pallet were chosen purposely to have the Addition read as an original part of the house. ▪ (iii) The addition will not substantially visually intrude upon the character, scale, and pattern of the houses as viewed from the street or alley.

Thank you.