

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.



OFFICIAL Zoning Map

Refined Search

Address



Layers



Bookmarks



Basemap

← Buffer Full Report Bookmark

Location

Square, Suffix, Lot
2553 0080

Tax Record

Premises Address
1848 KALORAMA RD NW

Owner Name
ADA LOUISE TRUST

Owner Address
**1848 KALORAMA RD NW
WASHINGTON DC 20009-5187**

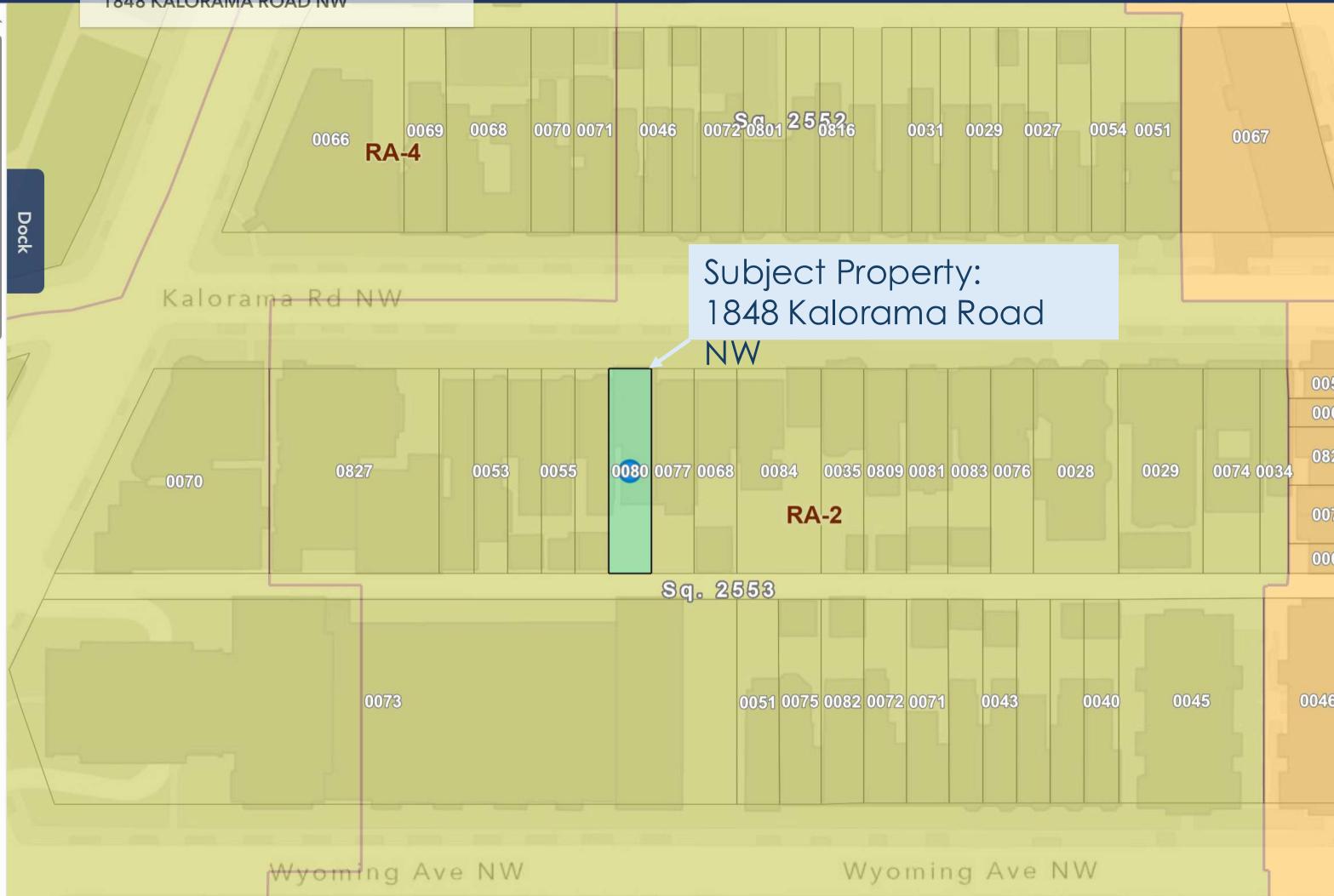
[View 3D Zoning Map](#)
[View Historic Zoning Map](#)
[View Google Maps](#)
[View Census Profile](#)

Zoning / Land Use

Zone District
RA-2

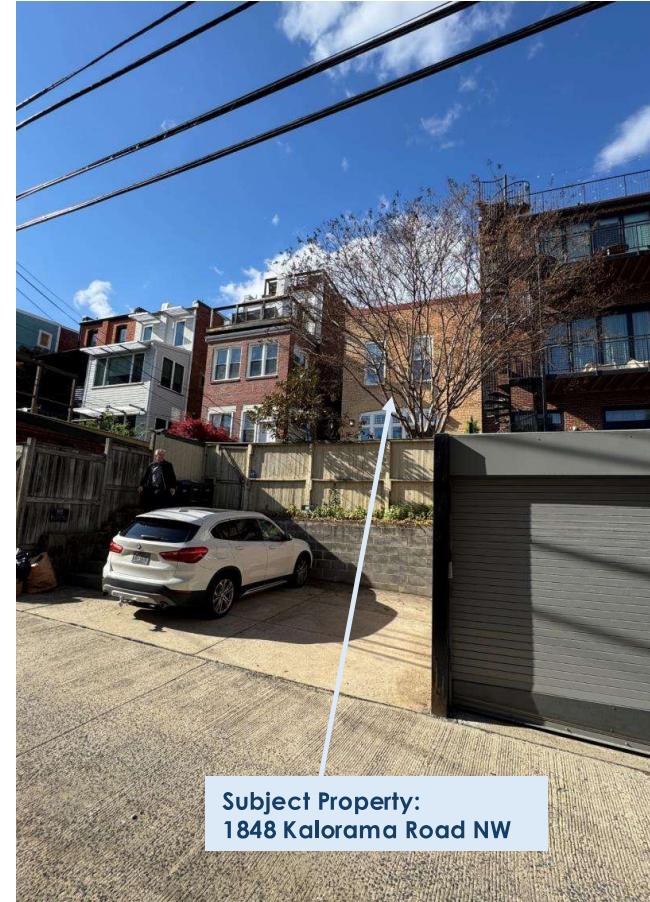
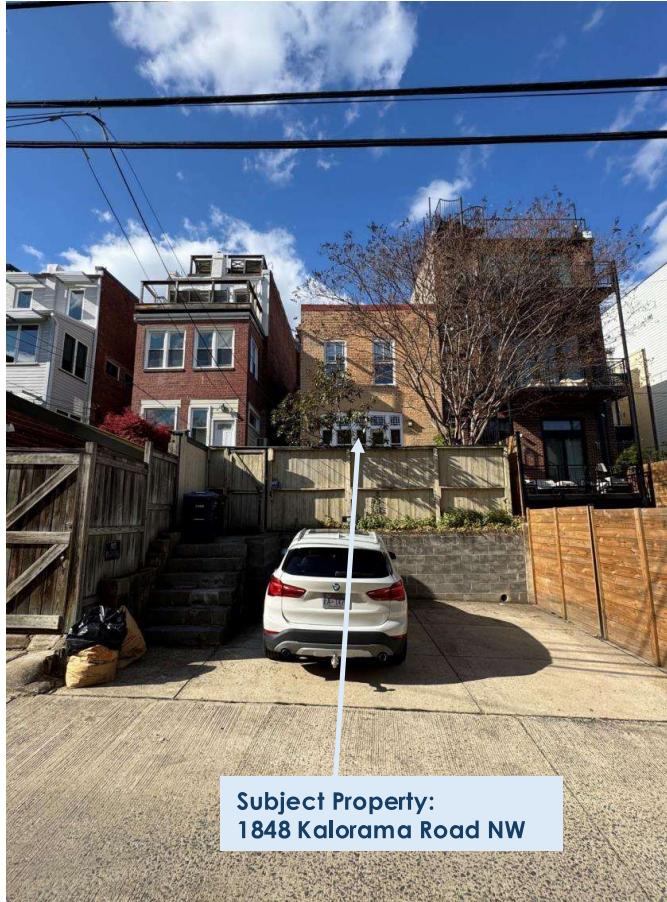
Future Land Use Map
RMOD

[Future Land Use Maps Plan](#)









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

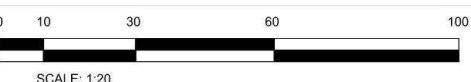
Receipt No. 25-03052

Drawn by: B.S.

Furnished to: GREGORY HOSS

"I hereby certify that the dimensions and configuration of the lot(s) heron 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.

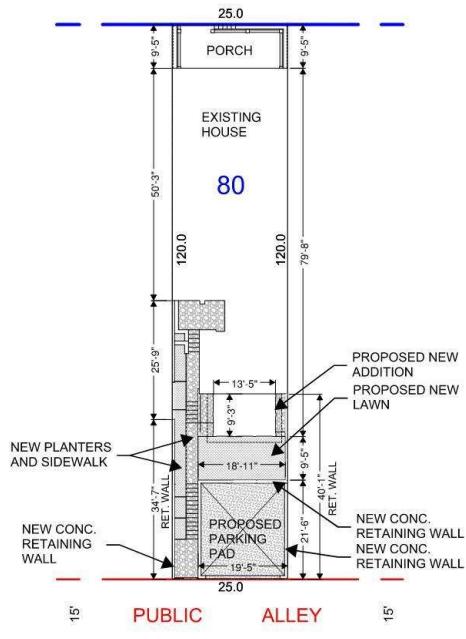


SR-25-03052(2025)

SHEET 1 OF 2

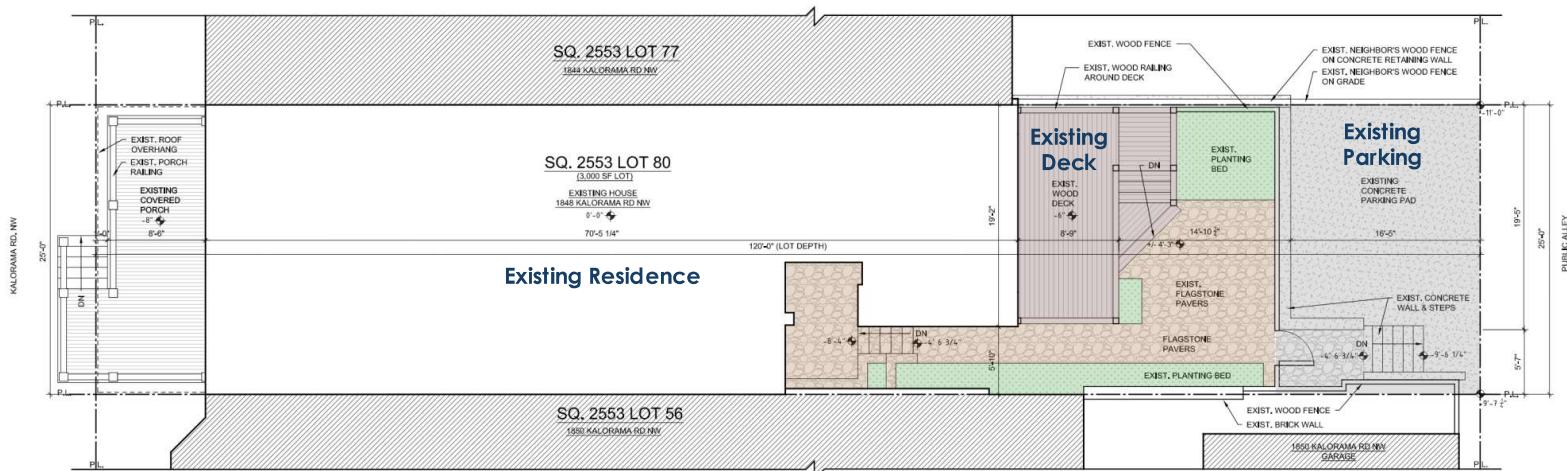
SQUARE 2553

KALORAMA ROAD, N.W.

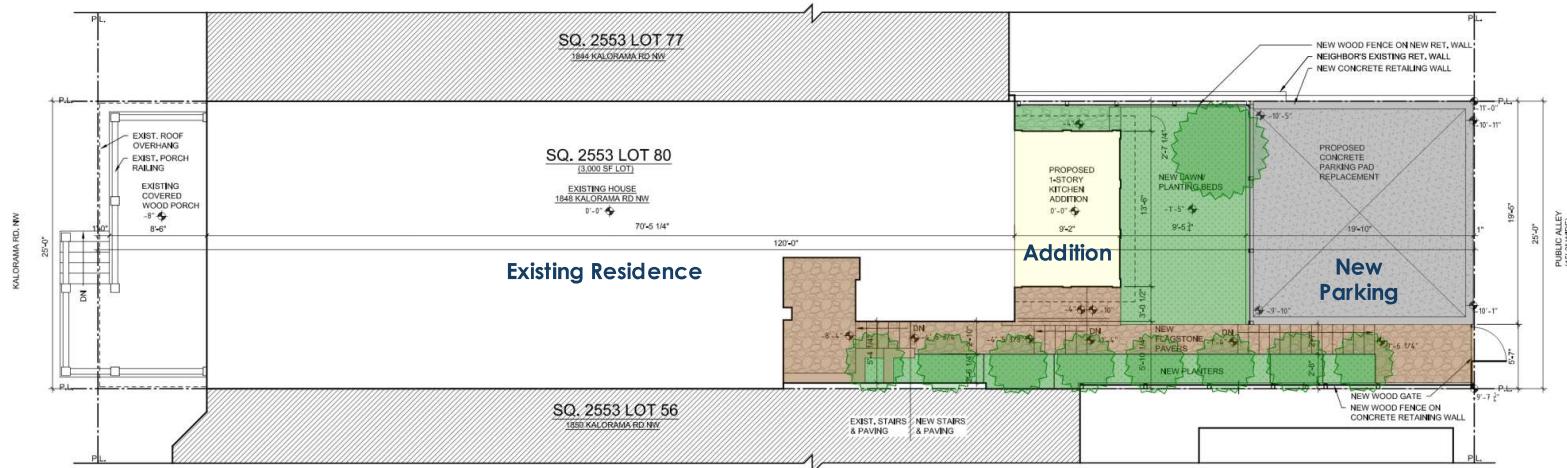


SR-25-03052(2025)

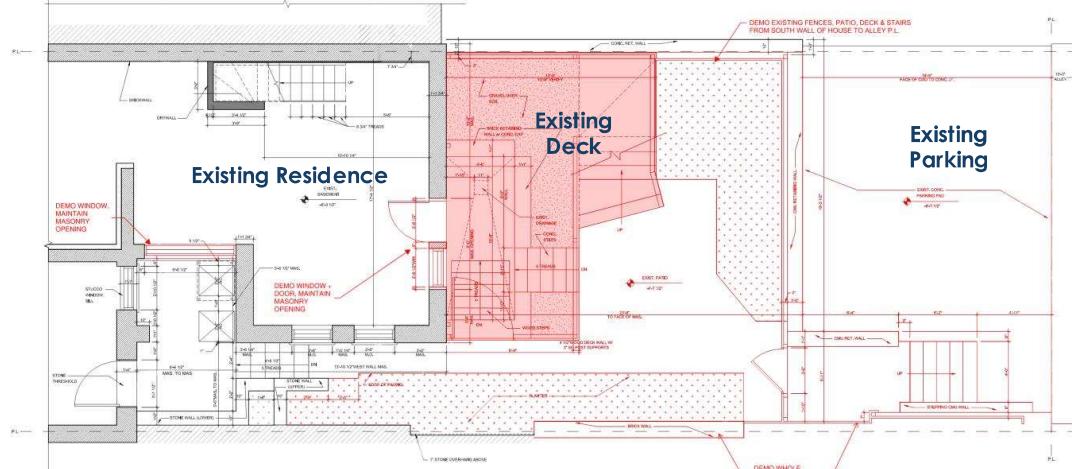
Plat



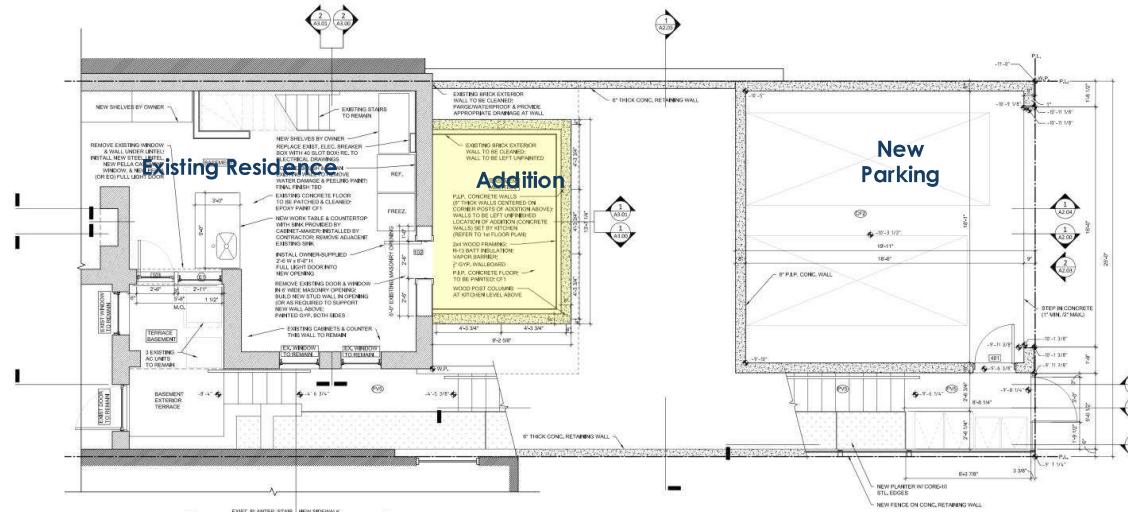
Site Plan: Existing



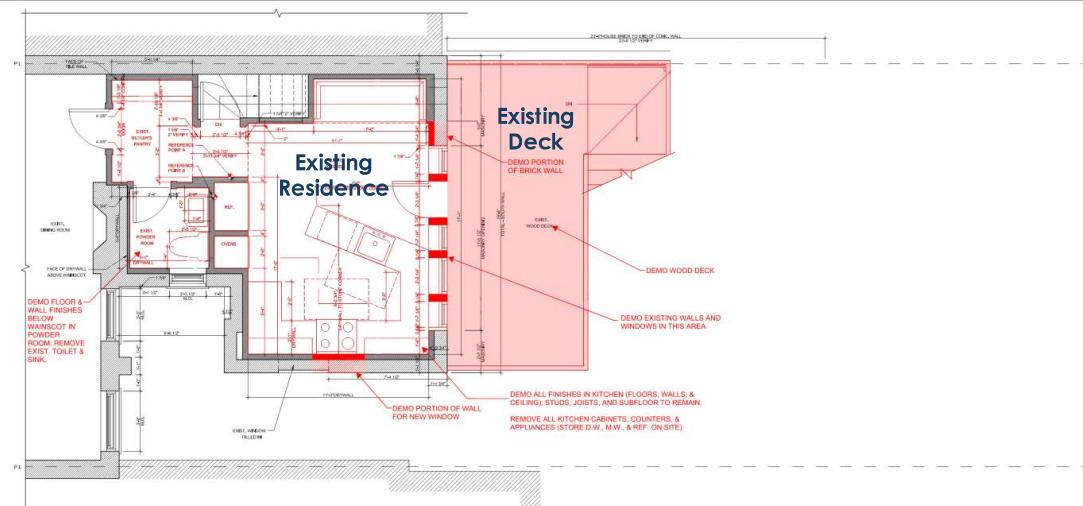
Site Plan: Proposed



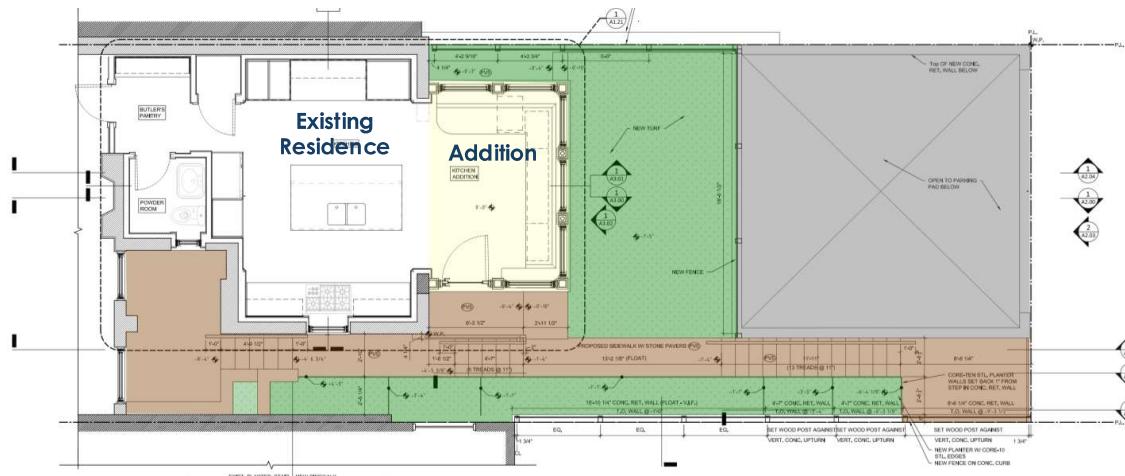
Basement Floor Plan: Existing/Demo



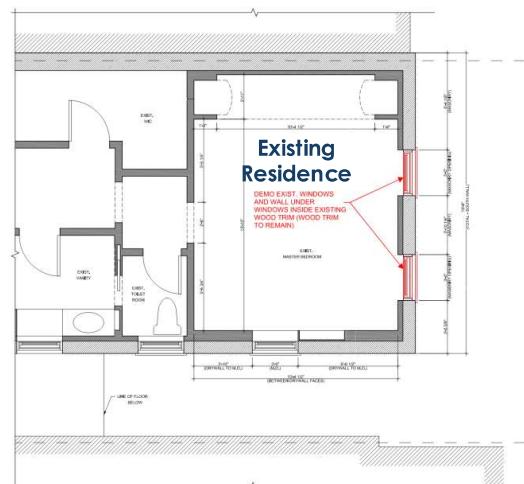
Basement Floor Plan: Proposed



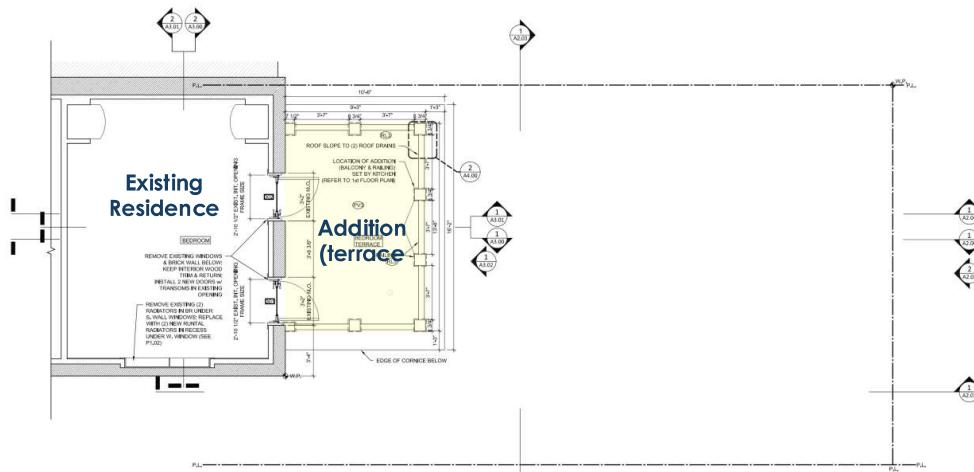
First Floor Plan: Existing/Demo



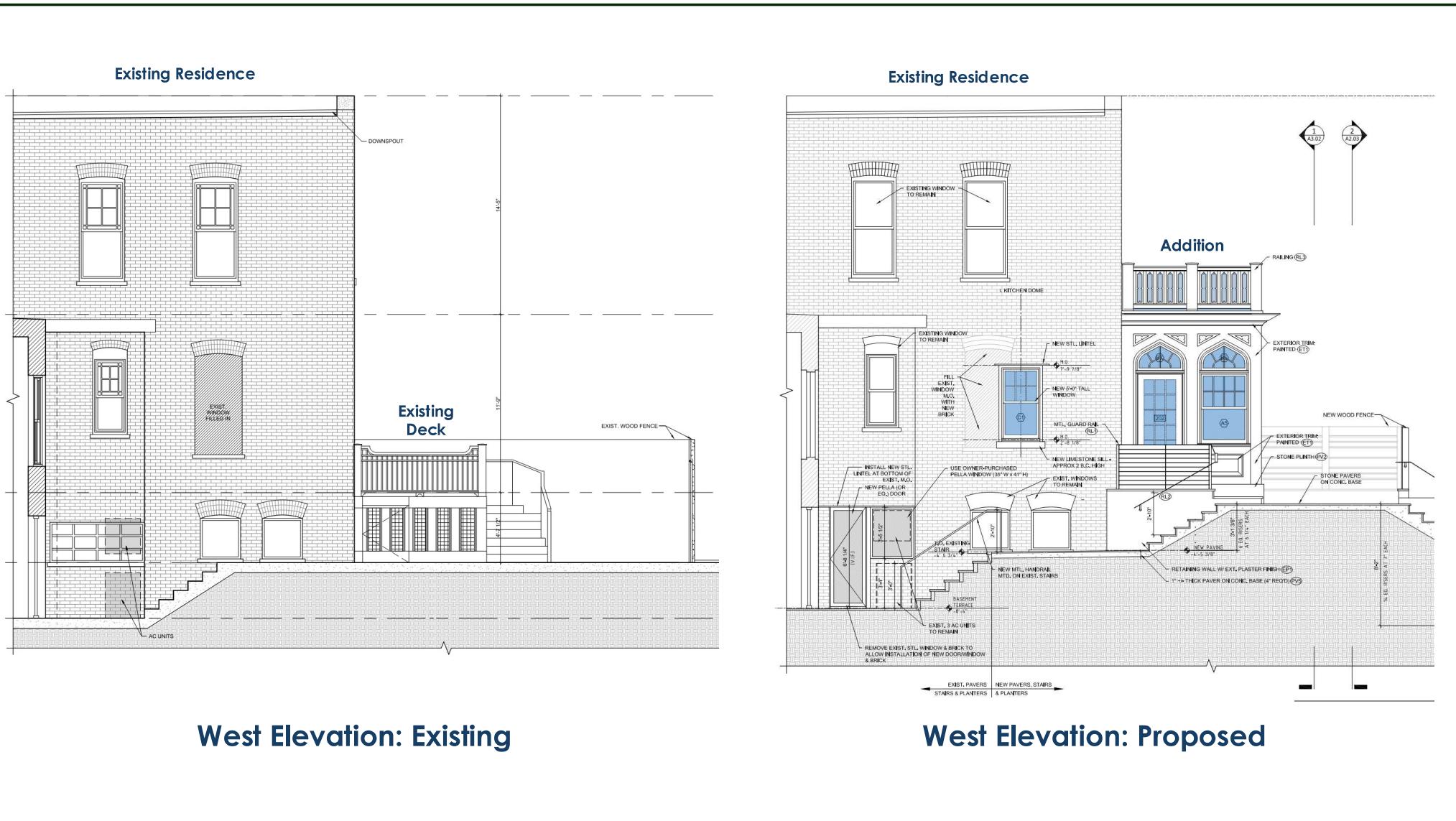
First Floor Plan: Proposed



Second Floor Plan: Existing/Demo

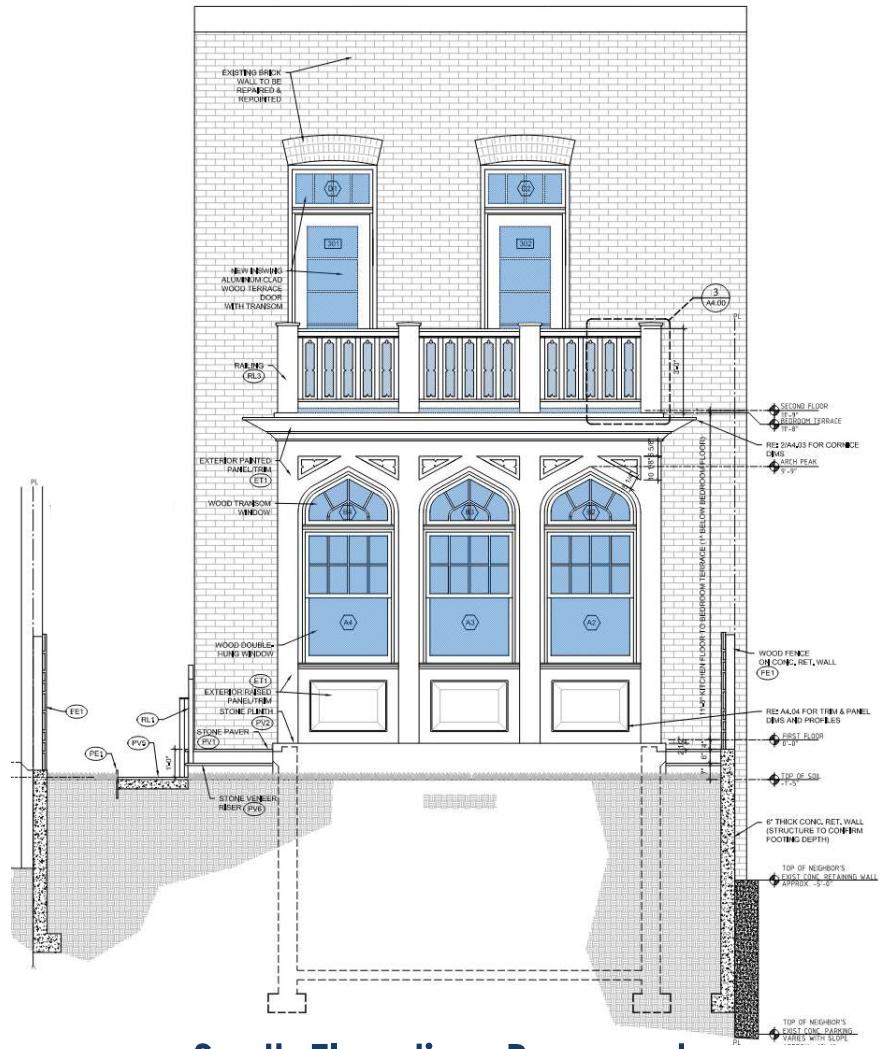


Second Floor Plan: Proposed

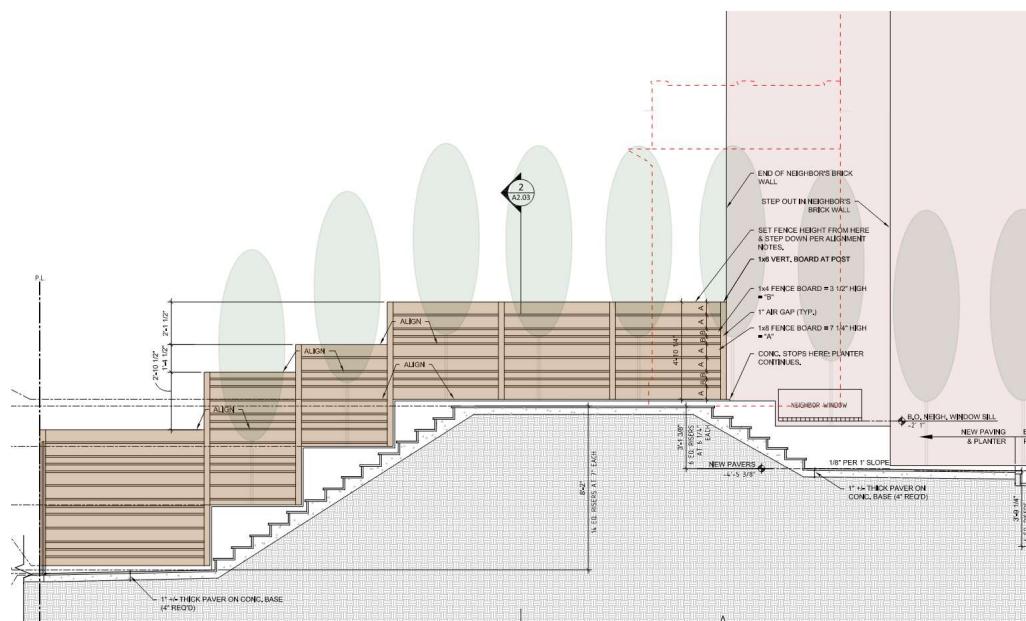




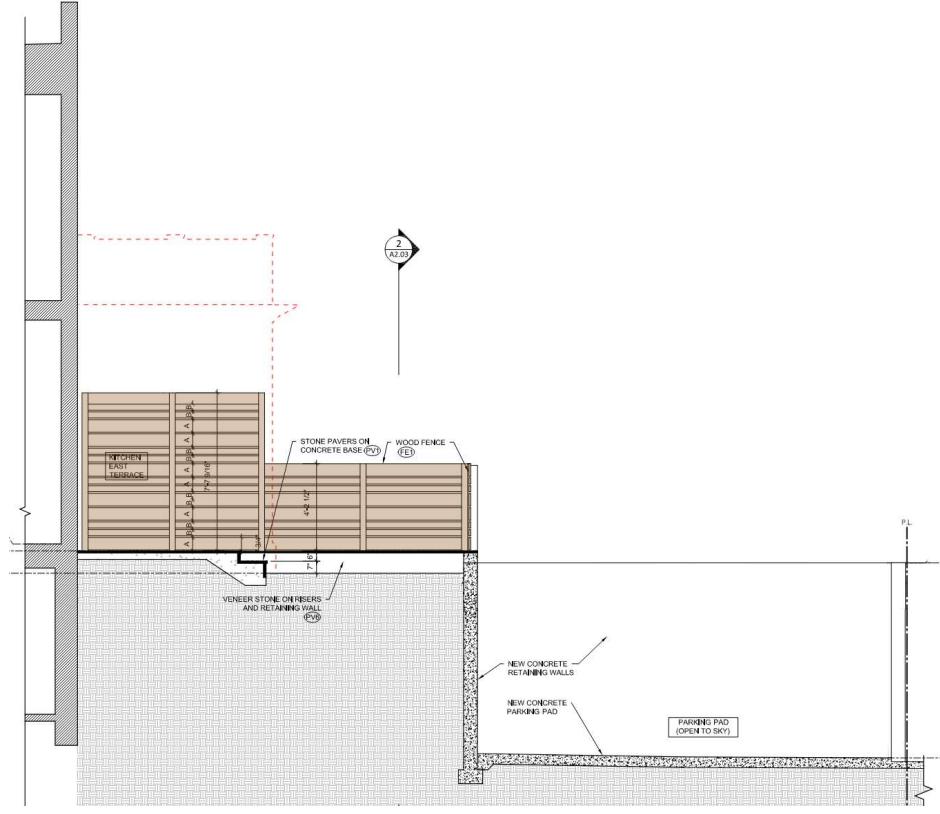
South Elevation: Existing



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 palette 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.