

BZA Application No. 21338

329 Peabody Street, NE
Starcross Properties & Christopher Hauser
November 5, 2025

Applicant

Starcross Properties & Christopher Hauser
Paul Deverger

Zoning Attorney

Sullivan & Barros, LLP

Alexandra Wilson

Board of Zoning Adjustment
District of Columbia

CASE NO. 21338

EXHIBIT NO. 25

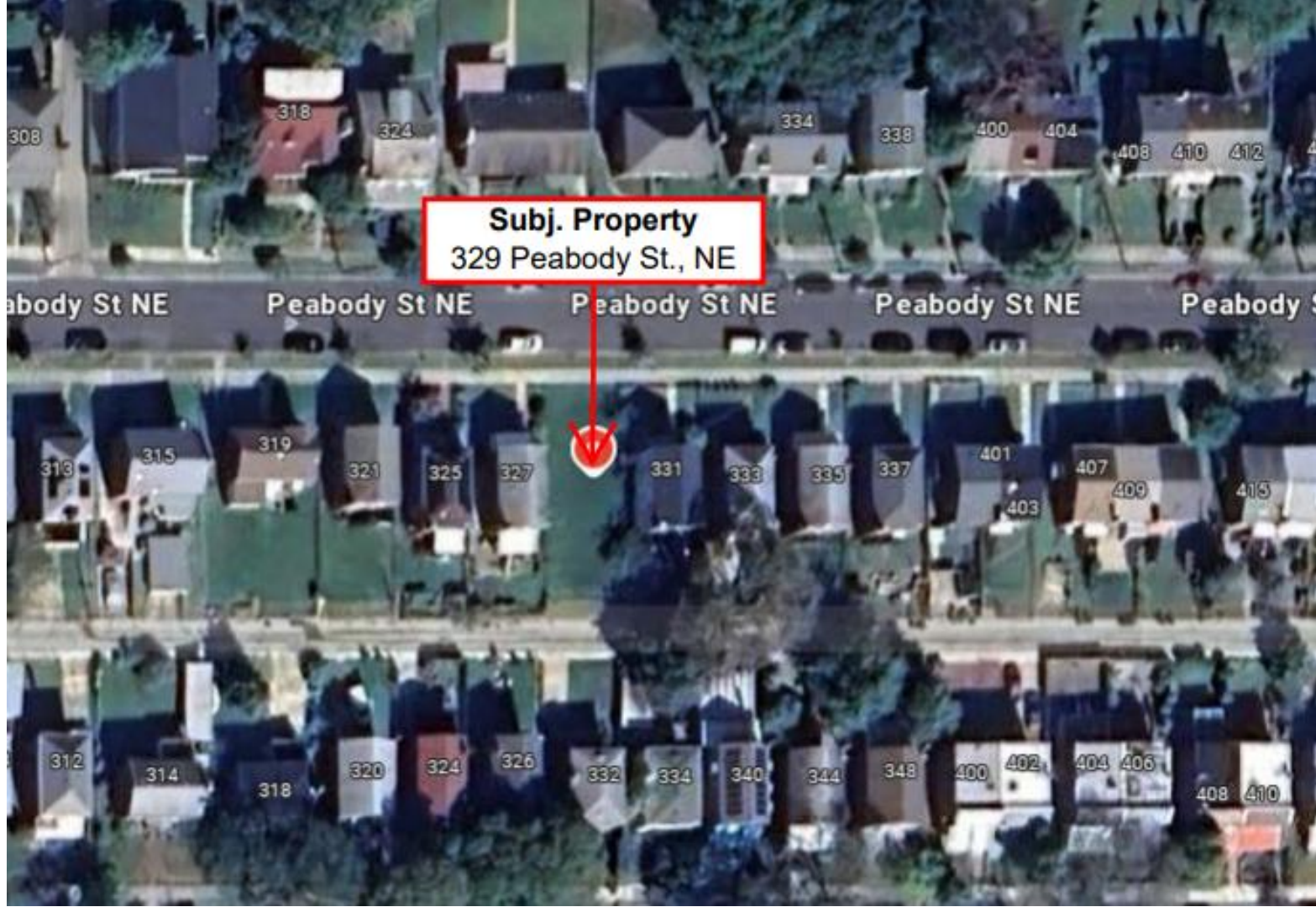
Project Architect

FormSix


Kay Akinsinde

Overview and Requested Relief

- The Property is located in the R-1B Zone and is a vacant substandard non-alley record lot as described by C-301.1. This designation is important, because typically variance relief would be required for this relief for a new building, but as this is a substandard non-alley record lot existing prior to the effective date of the 2016 regulations (C-301.1), there is a specific allowance under D-5201 for new principal structures to seek special exception relief from yards. Evidence has been submitted to the record showing the record lot (Lot 46) existed well before 2016.
- The Applicant proposes to construct a new, two-story + cellar, detached single-family dwelling.
- The side yard setback requirement for a detached single-family building in the R-1B zone is 8 feet. Given the substandard lot width, the Applicant is proposing side yards of 5 ft. each.
- Accordingly, the Applicant is seeking special exception relief pursuant to D-5201 from the side yard requirements of Section D-208.2.
- Additionally, due to the topography at the rear of the Property, the Applicant cannot feasibly provide one required parking space. Therefore, the Applicant is also seeking parking relief from C-701.5 pursuant to C-703.2.
- The Office of Planning recommends approval and DDOT has no objection.
- ANC 4B voted unanimously to support the Application. Both adjoining neighbors are aware of and have no objection to the project.



Subj. Property
329 Peabody St., NE



331 Peabody St., NE

Subj. Property
329 Peabody St., NE

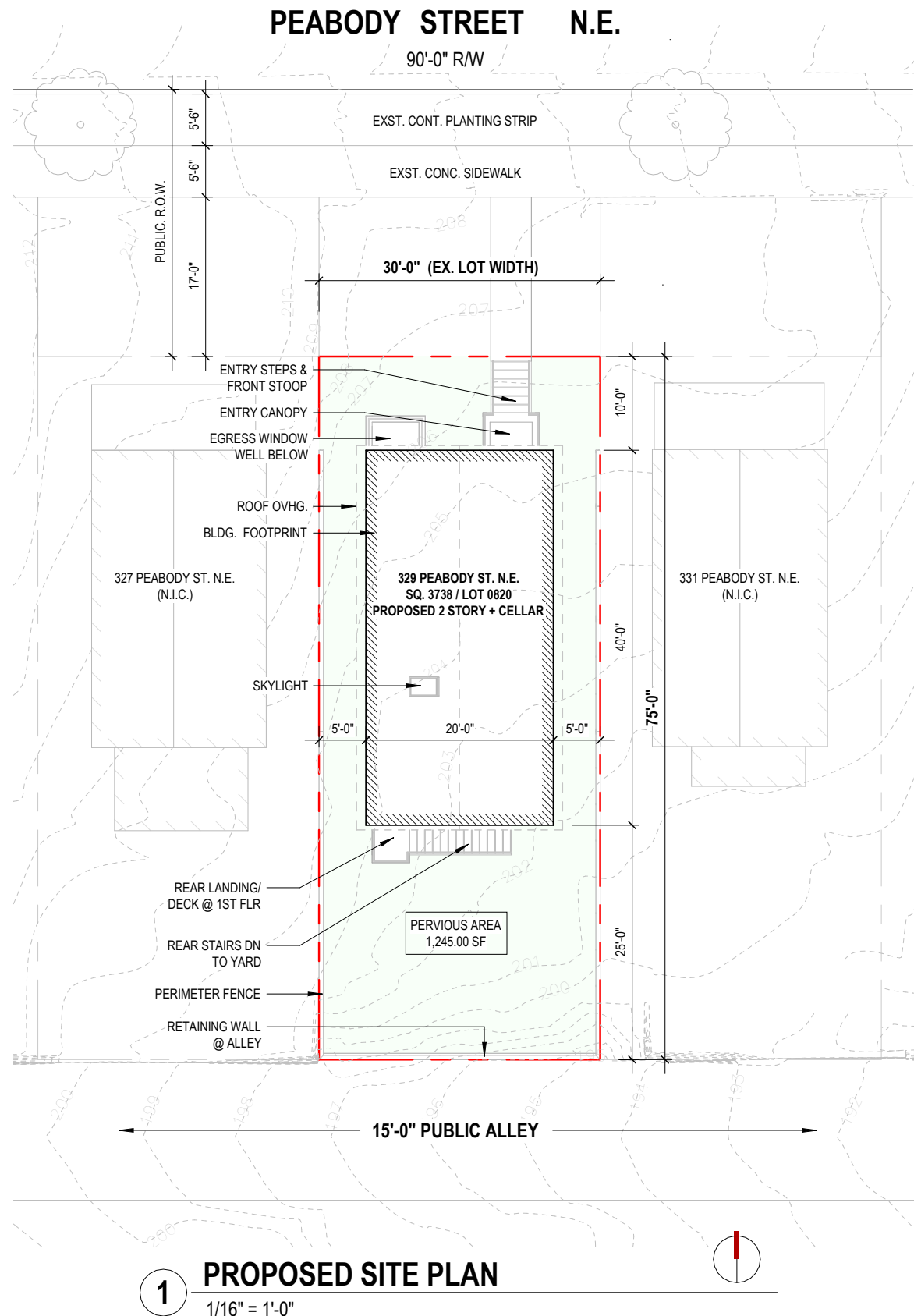
327 Peabody St., NE



327 Peabody St., NE

Subj. Property
329 Peabody St., NE

331 Peabody St., NE



PROPERTY & SITE INFO

ADDRESS: 329 PEABODY ST NE
SQ / LOT: SQ 3783 / LOT 0820
ZONING: R-1B
LOT AREA: 2,250 SF

PROPOSED LOT OCCUPANCY INFO

A. FRONT STOOP: 24.00 SF
B. BUILDING FOOTPRINT: 800.00 SF
C. REAR LANDING/DECK: 16.00 SF
D. DECK LANDING/STAIR: 42.00 SF

PROPOSED LOT OCC. 882.00 SF (39.20%)

ZONING INFO / ANALYSIS

EXISTING SUBSTANDARD LOT DEVELOPMENT (R-1B)

MIN. LOT WIDTH / AREA: MIN. REQUIRED: 50'-0" / 5,000 SF
EXISTING: 30'-0" / 2,250 SF (UNCHANGED)

BLDG HEIGHT // STORIES: MAX. ALLOWED: 40'-0" // 3 STORIES
PROPOSED: 28'-8 1/2" // 2 STY + CELLAR

FRONT YARD: MIN. REQUIRED: WITHIN RANGE OF EXST.
PROPOSED: YES - 10'-0" FROM PROP. LINE

SIDE YARD: MIN. REQUIRED: 8'-0" BOTH SIDES (DETACHED)
PROPOSED: 5'-0" BOTH SIDES

REAR YARD: MIN. REQUIRED: 25'-0"
PROPOSED: 25'-0" BLDG TO PROP. LINE

LOT OCCUPANCY: MAX ALLOWED: 40.00% (900.00 SF)
PROPOSED: 38.13% (858.00 SF)

PERVIOUS SURFACE: MIN. REQUIRED: 50.00% (1,125.00 SF)
PROPOSED: 55.33% (1,245.00 SF)

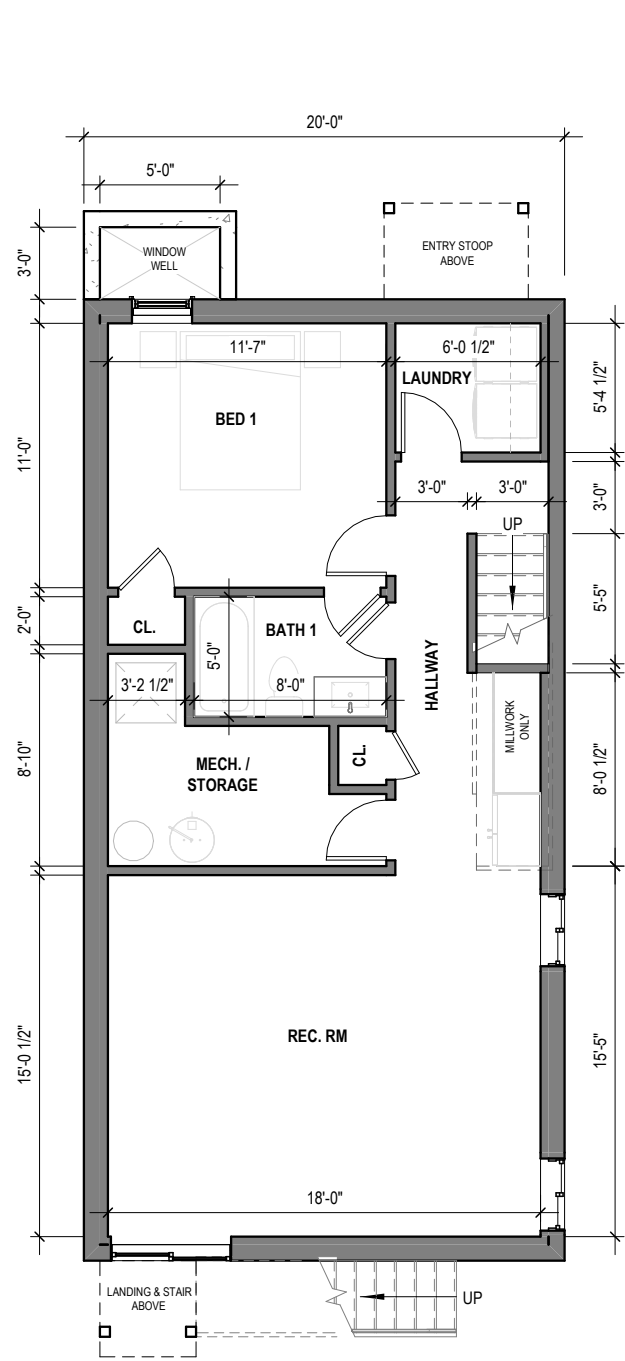
PARKING: MIN. REQUIRED: 1 STANDARD SPACE
PROPOSED: NONE

BUILDING AREA INFO

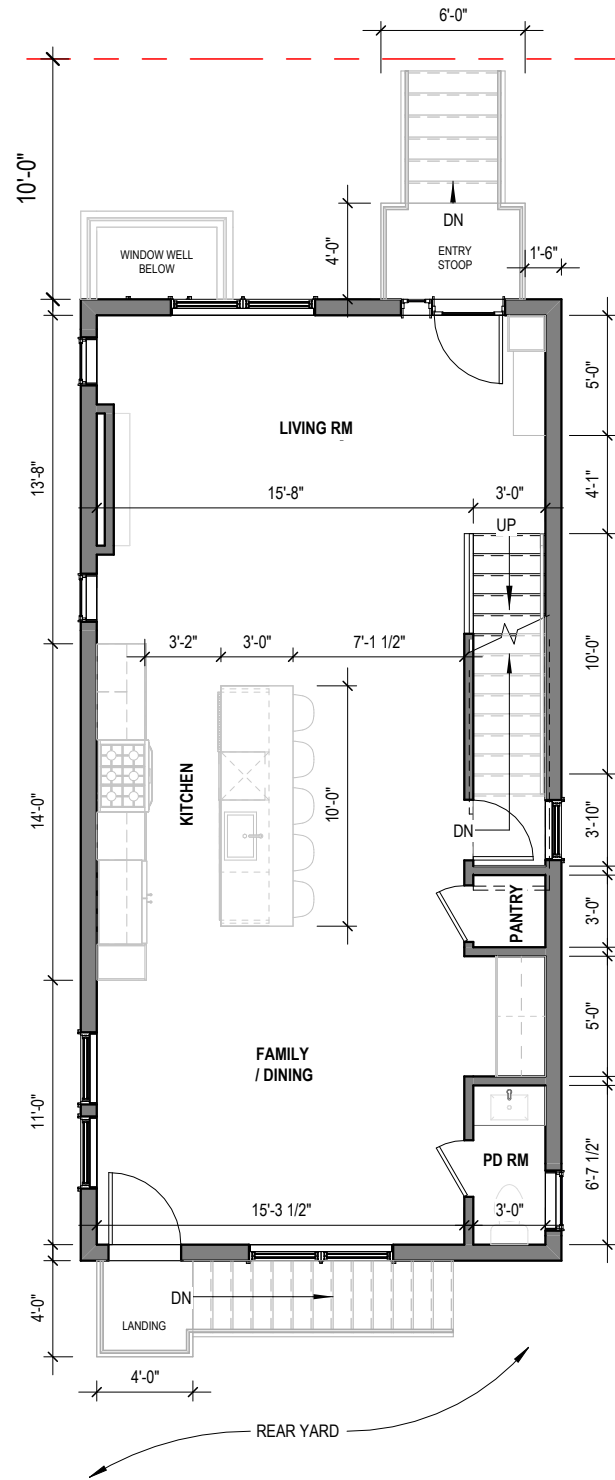
BUILDING AREAS BY FLOOR:

CELLAR LEVEL: 800.00 SF
1ST FLOOR: 800.00 SF
2ND FLOOR: 800.00 SF

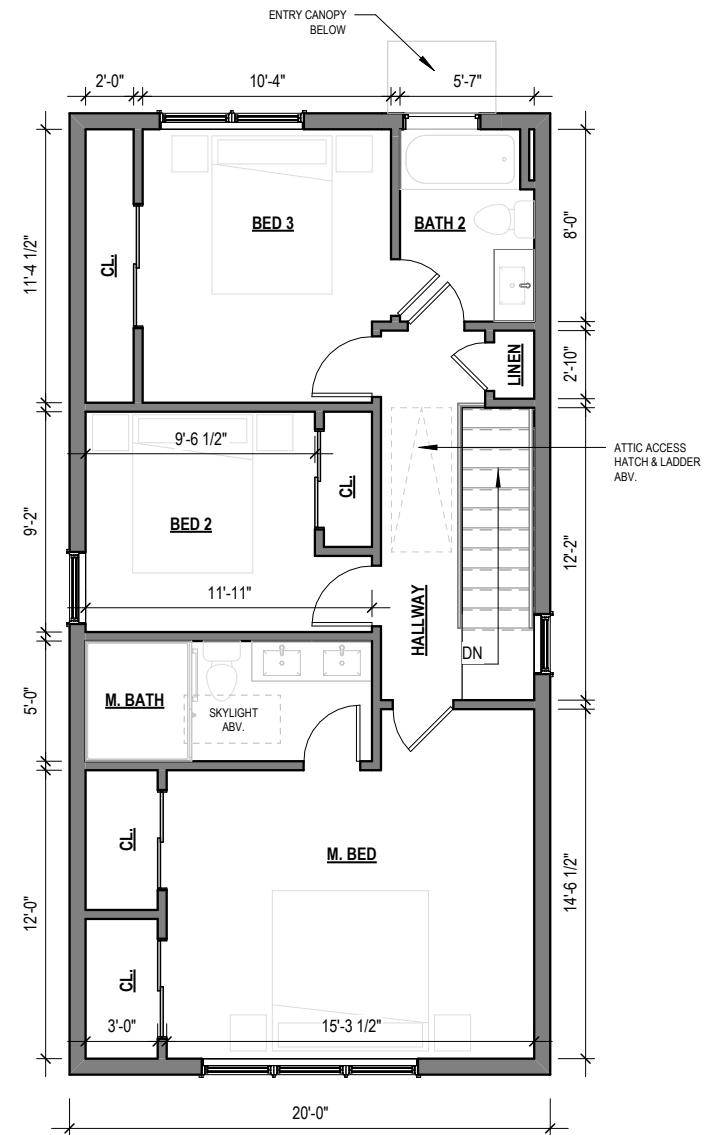
TOTAL BLDG GSF: 2,400.00 SF



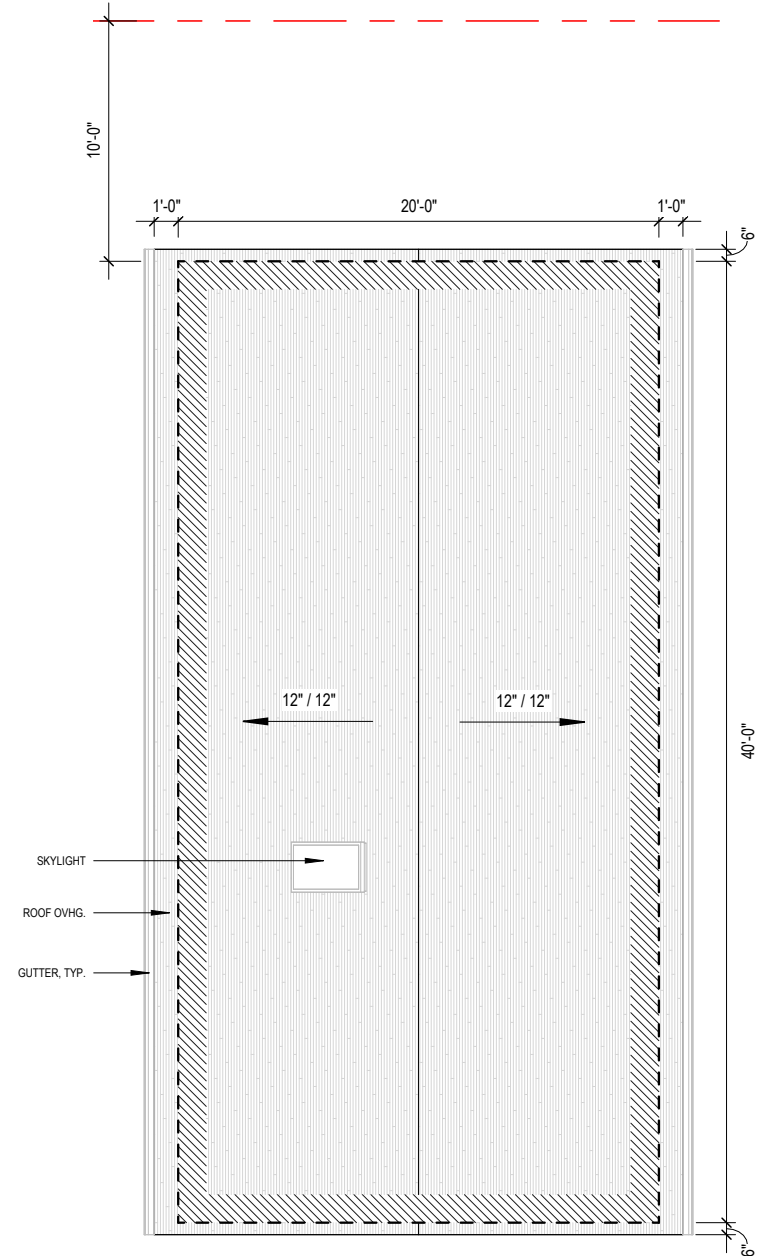
1 CELLAR PLAN
1/8" = 1'-0"



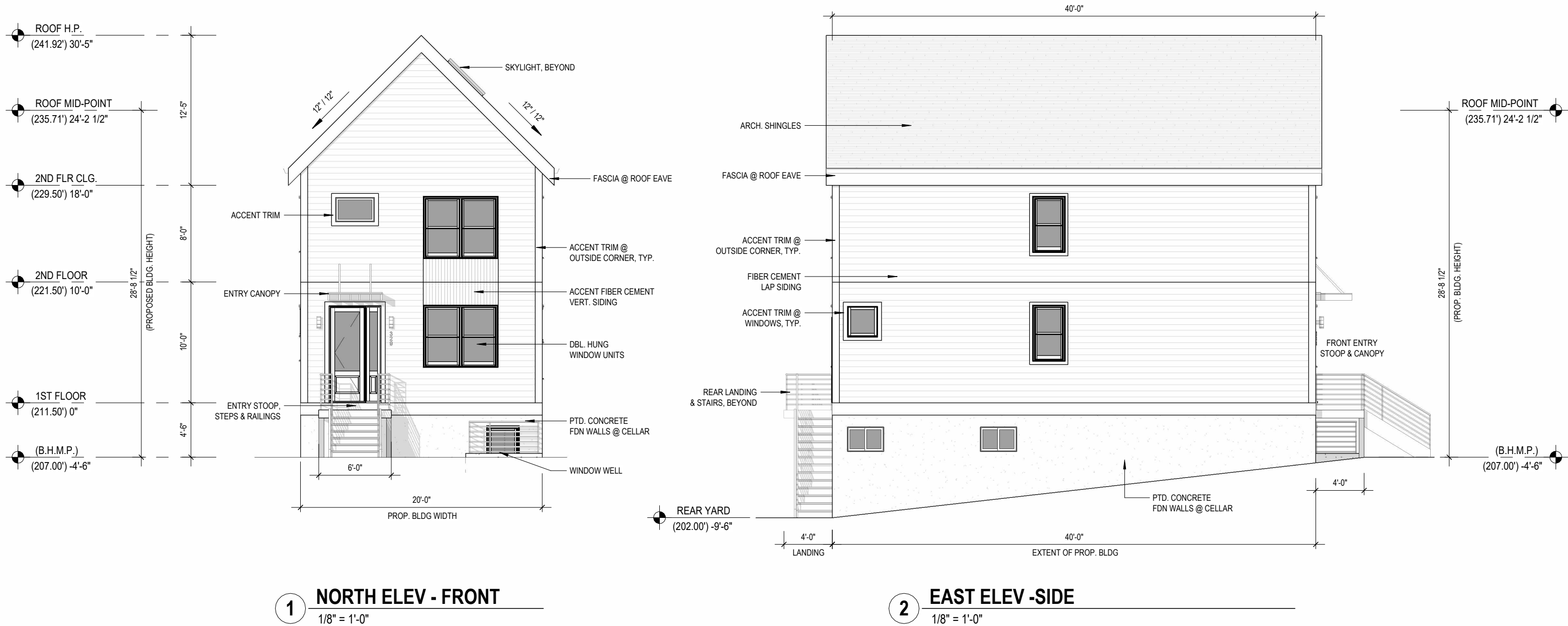
2 1ST FLOOR
1/8" = 1'-0"

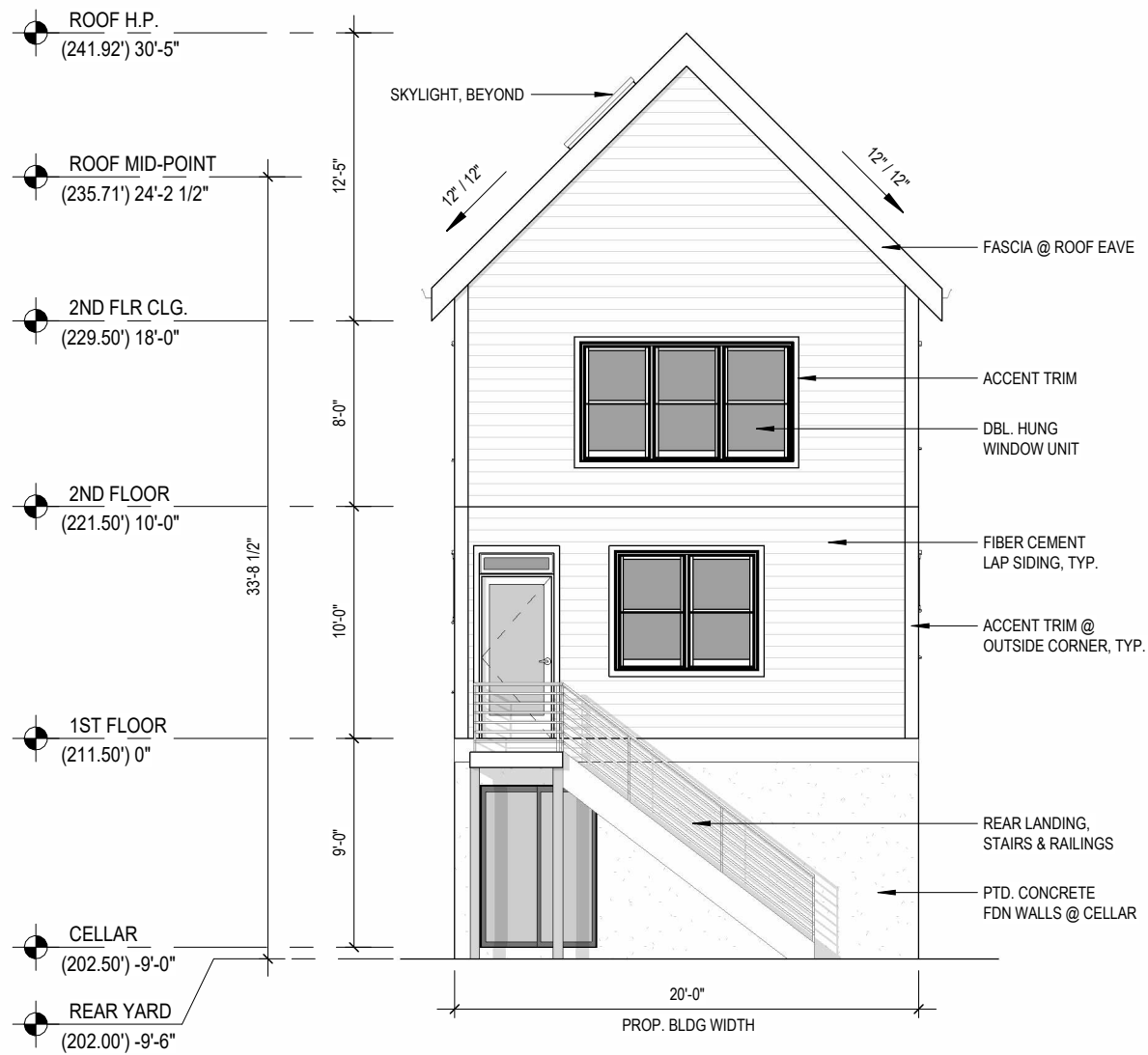


3 2ND FLOOR
1/8" = 1'-0"

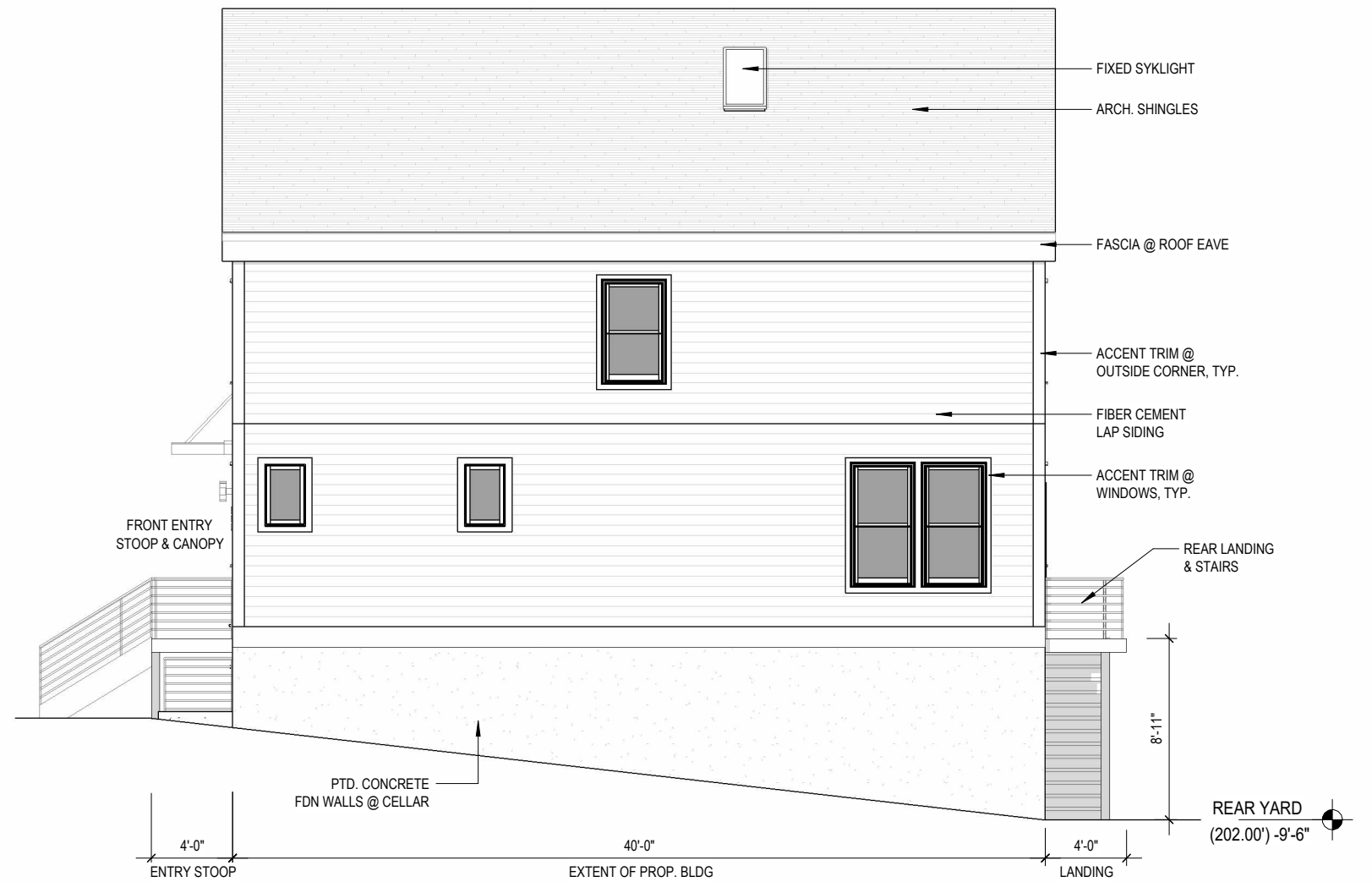


4 ROOF PLAN
1/8" = 1'-0"





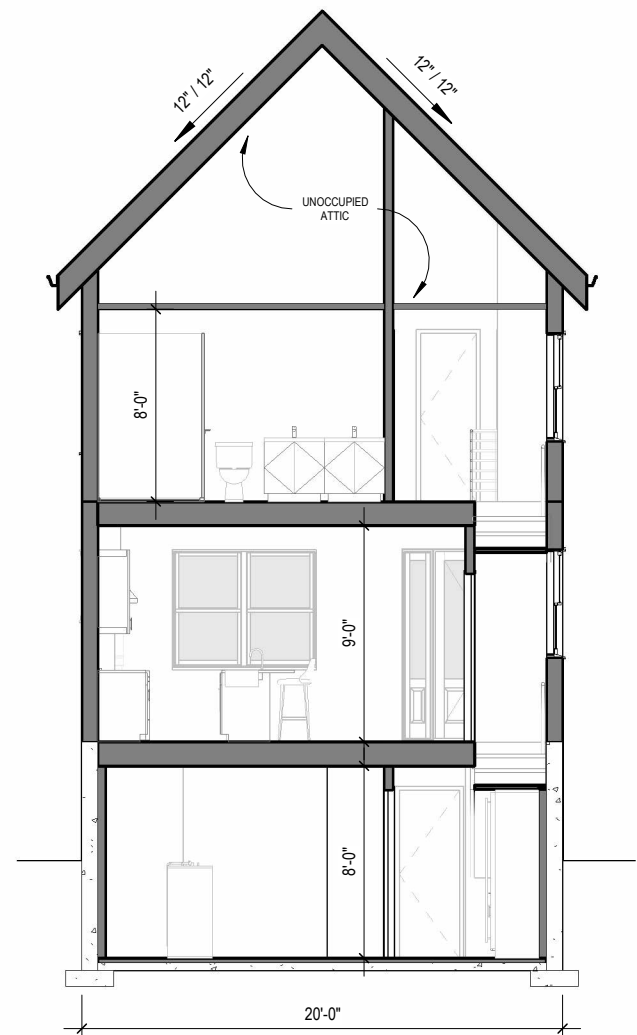
1 SOUTH ELEV - REAR
1/8" = 1'-0"



2 WEST ELEV- SIDE
1/8" = 1'-0"



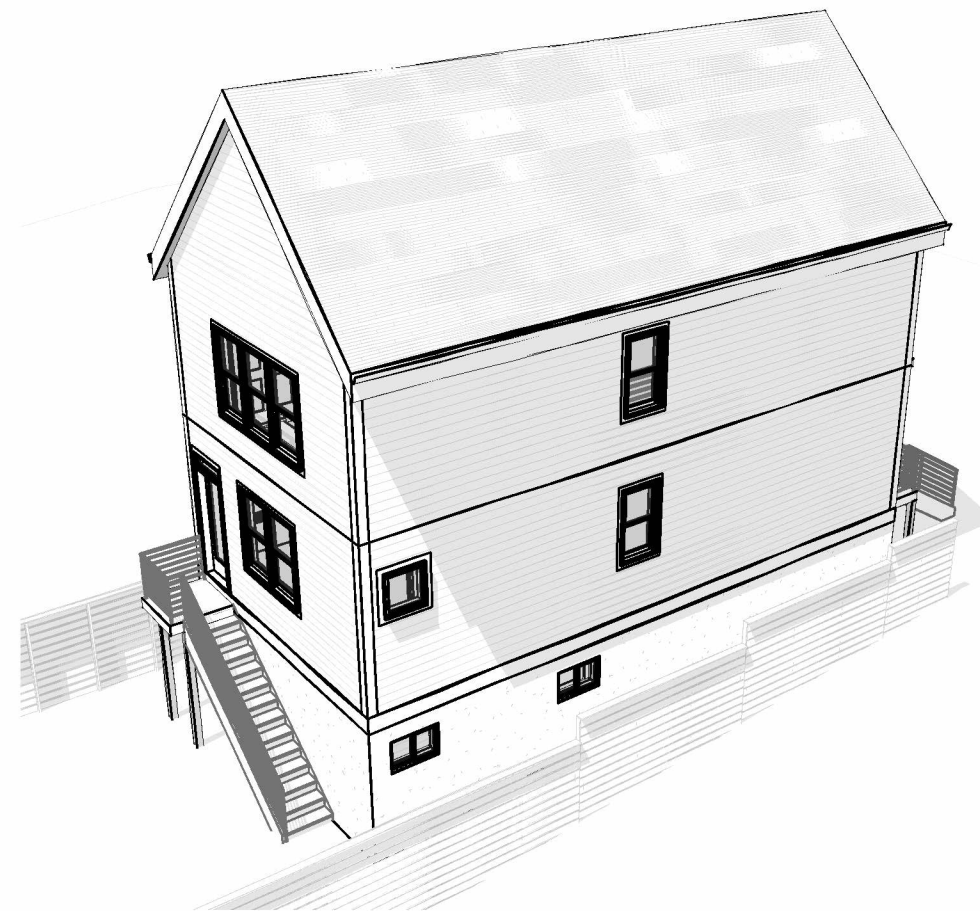
1 LONGITUDINAL SECTION A
1/8" = 1'-0"



2 CROSS-SECTION B
1/8" = 1'-0"



1 FRONT - NW VIEW



2 REAR - SE VIEW

The Applicant Meets the General Special Exception Requirements of X-901.2

Granting of 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 in accordance with the Zoning Regulations and Zoning Maps.

The R-1-B zone is “intended to provide for areas predominantly developed with detached houses on moderately sized lots.” The Property will be a detached single-family dwelling in the same pattern and similar design as the other single-family dwellings on the block, which also have nonconforming side yards. Accordingly, the proposed Project will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps.

The Applicant Meets the Specific Special Exception Requirements of D-5201

(a)The light and air available to neighboring properties shall not be unduly affected;	The construction of the Building shall not unduly impact the light and air available to neighboring properties as the degree of relief request is only three feet on each side.
(b)The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;	<p>There is still adequate separation between the adjacent properties. Similar to all other properties in the area, the Applicant is proposing windows on its east and west sides. The window pattern has been thoughtfully designed to maintain privacy. There are only 2 full windows on the east-side. They are located in the middle of the building and are located adjacent to the stair landings where people do not tend to linger. The windows face the wall of 331 Peabody, which does not have full windows in the middle of the wall, but rather around the perimeter. The windows on the west-side have been similarly designed to avoid direct views into neighboring properties, protecting both the future residents of the subject Property, as well as neighboring properties.</p> <p>Further, the difference between the by-right design and requested design is only 3 feet. The proposed Building, being only 3 feet closer to neighboring properties will not unduly compromise the privacy and use of enjoyment of said properties.</p>
(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;	The proposal has been designed to be compatible with the existing houses. While the proposed side yards will only be 5 feet, whereas 8 is typically required, the house is located in a portion of the R-1B zone where the lots are narrower than the typical R-1B lot. The side yards, like the other aspects of the house, have been designed to fit the pattern and scale of houses along the block, which also have nonconforming, or substandard, side yards. The front setback has been designed to meet the range, but more specifically, the front setbacks of the adjoining neighbors. The height, pitched roof, and rear yard line up with the pattern and scale along the front and rear. The Applicant is also proposing fencing and a retaining wall similar to the neighboring properties, as well as a small awning in the front and landing in the rear.



Subject Property

The Applicant Meets the Specific Special Exception Requirements of C-703.2

<p>(a) Due to the physical constraints of the property, the required parking spaces cannot be provided either on the lot or within six hundred feet (600 ft.) of the lot in accordance with Subtitle C § 701.8;</p>	<p>As demonstrated by the photographs, the Property has a significant topographic change between its rear and the alley and access is impeded by this topography. It is not physically possible to create a parking space in the rear without substantial land disturbance. There do not appear to be parking spaces available for rent within 600 feet of the lot as all existing spaces serve their respective residential uses.</p>
<p>d) Amount of traffic congestion existing or which the parking for the building or structure would reasonably be expected to create in the neighborhood;(e) The nature of the use or structure or the number of residents, employees, guests, customers, or clients who would reasonably be expected to use the proposed building or structure at one time would generate demand for less parking than the minimum parking standards;</p>	<p>The request is to have 0 parking spaces where only 1 is required. The proposal is for a modest sized single-family home with three total bedrooms in DC. Future purchasers will have full knowledge that there is no dedicated on-site parking space and would take that into consideration regarding any respective parking needs. Therefore, it is highly unlikely that future residents would purchase this type of home if they had substantial parking needs or multiple cars.</p>
<p>Section C-703.3 Any reduction in the required number of parking spaces shall be only for the amount that the applicant is physically unable to provide, and shall be proportionate to the reduction in parking demand demonstrated by the applicant.</p>	<p>The reduction in the required number of parking spaces (1 space) is only for the amount the applicant is physically unable to provide.</p>