

Burden of Proof
Request for Area Variance and Special Exception

To: **D.C. Board of Zoning Adjustment**
441 4th St NW # 200
Washington, DC 20001

For: **Sumit Manchanda and Silvia Paruzzolo**
Applicant
2759 Woodley Pl NW
Washington, DC 20008

By: **Sumit Manchanda and Silvia Paruzzolo**
Applicant
2759 Woodley Pl NW
Washington, DC 20008

Date: October 20, 2025

Subject: **BZA Application, Request for Special Exception**
2759 Woodley Pl NW (Square 2206, Lot 0120, RF-1 zone)

I, Sumit Manchanda and Silvia Paruzzolo, owners of 2759 Woodley Pl NW, hereby apply for an area variance and special exception pursuant to Title 11, Subtitle X, Chapter 9, to keep an existing rear deck and enclose the area underneath the deck on my existing two-story plus basement row home. The aspects of the proposed project that fall outside the current zoning regulations area as follows:

The existing house has a lot occupancy of 1261 SF (74%), exceeding the allowed lot occupancy of 60% within the RF-1 zone with the existing uncovered deck and proposed enclosed area underneath the deck. The existing lot occupancy will be above the 60% maximum allowed by-right for a row house in the RF-1 zoning district. (Subtitle E § 304.1)

1. Basis for Grant of Special Exception and Area Variance

Subtitle X § 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:

Board of Zoning Adjustment
District of Columbia
CASE NO. 21339
EXHIBIT NO. 38

(a) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps

The granting of the special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps. The Property is located in the RF-1 zoning district zone; the RF-1 zone is “intended to provide for areas developed primarily with row dwellings on small lots.” The property will remain a row single family dwelling. Accordingly, the proposed scope to keep an existing rear deck and enclose the area underneath the deck will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps.

(b) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps

The granting of the special exception will also not tend to adversely affect the use of neighboring properties. The proposed scope to keep an existing rear deck and enclose the area underneath the deck will have no impact on neighboring properties as described in Subtitle E § 5201.4

(c) Will meet such special conditions as may be specified in this title.

Subtitle E § 207.1

Two (2) side yards shall be provided for detached buildings; one (1) side yard shall be provided for semi-detached buildings; and no side yards are required for row buildings.

Per the Residential Flat zone, no side yards are required for row buildings. Since this property is a row home and there are no side yards, this requirement will continue to be met.

Subtitle E § 210.1

Except as provided elsewhere in this title in Subtitle E § 212.2, the maximum permitted lot occupancy shall be as set forth in the following table.

Single Household Dwellings and Flats shall have a maximum percentage of lot occupancy of 60%

The existing property has a current lot occupancy of 1261 SF (74%), exceeding the allowed (60%) per DCOZ development standards by 14%. This includes the existing uncovered main level deck. This application does not change the existing lot occupancy and would therefore request special exception relief from Subtitle E § 210.1

Subtitle E § 5201.1a

The Board of Zoning Adjustment may approve as a special exception in the RF zones, relief from the following development standards of this subtitle, subject to the provisions of this section and the general special exception criteria at Subtitle X, Chapter 9. Sub-section (a) refers to lot occupancy.

The existing property has a current lot occupancy of 1261 SF (74%), exceeding the allowed (60%) per DCOZ development standards by 14%. This includes the existing uncovered main level deck. We are seeking relief as this application does not change the existing lot occupancy and would therefore request special exception relief from Subtitle E § 210.1. The rear addition does not go past the rear-most side of the deck above. We are seeking relief only at the basement level.

Subtitle E § 5201.1b

The Board of Zoning Adjustment may approve as a special exception in the RF zones, relief from the following development standards of this subtitle, subject to the provisions of this section and the general special exception criteria at Subtitle X, Chapter 9. Sub-section (b) refers to yards.

Per the Residential Flat zone, no side yards are required for row buildings. Since this property is a row home and there are no side yards, this requirement will continue to be met.

2. Summery

A. The existing rear deck will not negatively affect the light and air available to neighboring properties as it is in line with neighbor's decks on either side. The existing deck does not affect the use of the rear yard or alley or prevent the use and enjoyment of any neighboring dwelling or property.

B. Keeping the existing rear deck will allow the property to maintain the in-kind character and style of the alley-facing side of the block. The existing deck is in a similar style and design to the existing decks on either side and along the alley. The goal of this addition is to improve my property by addressing security concerns where recently there has been some crime and concern in the alley area. Enclosing the area under the deck allows kids to play in secured areas in the evening times when the alley tends to get dark. Melting ice from the deck above, rain water, and current absence of adequate lighting at the entry way (there is currently motion detected light) entering from the alley area would all be more appropriately managed by enclosing the area under the deck. This will ensure in keeping both the rental unit and primary residence at an acceptable residential standard with safe clearances and efficient use of space. There is also space for a full size parking space in the rear yard.

Sincerely,

The image shows two handwritten signatures in black ink. The first signature, on the left, is 'Sumit Manchanda' written in a cursive style. The second signature, on the right, is 'Silvia' written in a more stylized, flowing cursive script.

Sumit Manchanda and Silvia Paruzzolo