



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Matt Jesick, Case Manager
JL Joel Lawson, Associate Director for Development Review

DATE: September 3, 2025

SUBJECT: BZA #21343 – 3033 11th Street, NW – Request for relief to construct a rear addition

I. RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following requested special exceptions:

- E § 207, pursuant to E § 5201 – Rear Yard (20 ft. required; 25 ft. 9 in. existing; 18.97 ft. proposed);
- E § 210, pursuant to E § 5201 – Lot Occupancy (60% maximum; 70% permitted by special exception; 61.4% existing; 69.9% proposed).

II. LOCATION AND SITE DESCRIPTION

Applicant	Carla Frank and Robert Flaherty, owners
Address	3033 11 th Street, NW
Legal Description	Square 2851, Lot 138
Ward / ANC	Ward 1, ANC 1A
Zone	RF-1 – Moderate density rowhouses and flat
Historic District / Resource	None
Lot Characteristics and Existing Development	Nearly rectangular rowhouse lot, 16.66 ft. x ~81 ft.; 15 ft. wide alley to the rear; Existing two-story plus cellar single-family dwelling; attached garage at cellar level extending almost back to the alley; existing terrace above garage at first-floor level.
Adjacent Properties and Neighborhood Character	Adjacent similar rowhouse to the south; Irving Street to the north, with rowhouse across the street; Harriet Tubman Elementary playing field to the northwest; Larger neighborhood is mostly rowhouses, with some small apartment buildings.
Proposal	Construct approx. 7 foot deep addition at the 1 st and 2 nd floors, above existing garage footprint.

III. ZONING REQUIREMENTS AND RELIEF REQUESTED

Item	Regulation	Existing	Proposed	Relief
Lot Area E 202	1,800 sq.ft. min.	1,346 sq.ft.	No change	Existing Non-Conforming
Lot Width E 202	18 ft. min.	16.66 ft.	No change	Existing Non-Conforming
Lot Depth	n/a	~81 ft.	No change	Conforming
Height E 203	35 ft. 3 stories max.	27 ft. 2 stories + cellar	No change	Conforming
Rear Yard E 207	20 ft. min.	25 ft. 9 in.	18.97 ft.	Requested
Lot Occupancy E 210	60% max. 70% permitted by special ex.	61.4%	69.9%	Requested

IV. ANALYSIS

Special Exceptions from Rear Yard and Lot Occupancy – Subtitle E §§ 207 and 210, pursuant to E § 5201 and X § 901

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 application requests special exception relief for lot occupancy and rear yard.

5201.2 and 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 light and air available to adjacent properties should not be unduly affected. The new

construction would be north of the closest neighbor, and a street and alley abut the property on the other two sides, so no new shadow should fall on neighboring houses. Similarly, the air to adjacent properties should not be affected, especially given the small scale of the addition.

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

The proposed addition should not unduly impact the privacy available to neighboring properties. Views to the east would be nearly identical as existing views, and the design proposes no windows to the south, facing the adjacent lot.

(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 rear addition would be visible from Irving Street and from the alley. The alley contains a variety of porches, decks, balconies, additions, and fences, and the proposed addition would not substantially visually intrude upon that character, and would not alter the scale of the existing building. Furthermore, any minor change to the character of the alley or street would not be to a degree that would have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property in. (§ 5201.4).

(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 application materials include plans, elevations, photos and site plans.

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.

OP recommends no special treatments.

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 relief would not result in the introduction of a nonconforming use. The applicant plans to maintain the existing single-family dwelling use.

Subtitle X § 901.2

901.2 (a) *[Granting the special exception] Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;*

Granting the requested lot occupancy and rear yard relief should not impair the intent of the Regulations - to ensure open space on a lot, and to facilitate adequate light and air both to the subject property and to adjacent properties. Granting the relief should not diminish those factors. The building with the proposed addition would remain within the permitted height, should not result in undue impacts to light, air or privacy, and would not result in a scale or intensity of use beyond that anticipated by the zone.

901.2(b) *[Granting the special exception] Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps;*

As addressed in the above analysis, the requested special exceptions for lot occupancy and rear yard would not appear to adversely affect the use neighboring property. There should be no undue impacts regarding factors such as light, air or privacy.

V. COMMENTS OF OTHER DISTRICT AGENCIES

As of this writing there are no comments from other District agencies in the record.

VI. ANC COMMENTS

As of this writing there is no memo from the ANC in the record.

VII. COMMUNITY COMMENTS

Exhibit 18 is a letter from neighbors.

This aerial map shows a residential area in Cranford, NJ. The subject property is located at the intersection of 11th Street and Irving Street, marked with a red pin and a yellow arrow. The map includes the following labels:

- Streets:** 11th St NW, Irving St NW, Sherman Ave NW, Williams Alley NW, and Rear Irving St NW.
- Landmarks:** Little Free Library, Blue Skye Construction, and a soccer field (Cranford Soccer Club) in the top left.
- Address Ranges:**
 - Along 11th St NW: 1104, 1208, 1204, 1202, 1210, 1110, 1117.
 - Along Irving St NW: 3123, 3117, 3115, 3111, 3109, 3107, 3105, 3103, 3101.
 - Along Sherman Ave NW: 3032, 3030, 3028, 3026, 3024, 3022, 3020, 3018, 3016, 3014, 3012, 3008.
 - Along Williams Alley NW: 3029, 3027, 3025, 3023, 3017, 3015, 3013, 3009, 3005.
- Other Labels:** "Subject Property" with a yellow arrow, "Bruce Wertz, Real Estate Agent (Cranford...)", and "Capoeira Barro Vermel".