ARQ
ileana schinder

MEMO	
Re: Continued Hearing **BZA No. 21349-A** **Application of Ed Fendley (Modification with Hearing)**	Date: October 2, 2026 Date Due: October 2nd, 2026 (From Applicant)
To: Board of Zoning Adjustment bzasubmissions@dc.gov	**Address:** 628 15th Street NE SSL 1051 0113 Zone District RF-1 ANC Single Member District 6A06
From: Ileana Schinder, Architect ile@ileanaschinder.com 202-381-7463	**Exception** U-301.1(c).2.B

BZA NO. 21349-A

The project proposes a 2-story accessory 290 square foot structure to receive a second principal dwelling. The site is 1,600 square feet, from an existing lot occupancy of 40% to 58% proposed.

The Board of Zoning Adjustment approved the exceptions for parking requirements (Subtitle C 701.5 & C 703.2) along with accessory building requirements Subtitle U 301.1(e). See attached Order 21349 for Ed Fendley dated October 15, 2025.

At that time, the property owner understood in good faith that this BZA vote of support was the final substantive step in the approval process. In reliance on that approval, the property owner undertook additional expenses to attempt to complete the project

Based on the District of Columbia Zoning Commission on the Omnibus Text Amendment (ZC Case No 25-12) on May 28, 2026 and published in the DC Register on July 10, 2026.

See attached files:

- Omnibus 25-12 U-301 USES RF-1 and
- ZCO 25-12 Errata Office of Planning

U-301 Matter of Right Uses (RF)

301.1(c) The following uses shall be permitted as a matter of right in an RF Zone subject to any applicable conditions:

Board of Zoning Adjustment
District of Columbia
CASE NO. 21349A
EXHIBIT NO. 60

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1. There shall be permanent access to the accessory building dwelling from a dedicated and improved right of way; and
2. Permanent access shall be provided by one of the following
    A. An easement […] or
    B. Through an improved public alley with an alley width of not less than 15'-0" at any point between the lot and a public street

Subtitle X – Chapter 9 Special Exception Review Standards

Any proposed use of an accessory building for a dwelling unit not meeting the provisions of Subtitle U §§ 301.1 (c) through (e) shall be permitted as a special exception approval pursuant to Subtitle X Chapter 9. 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:

a) 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; and
c) Will meet such special conditions as may be specified in this title.

Attached information

- Recommendation by the Office Planning to APPROVE the requested modification based on their analysis of conditions resulting in peculiar and exceptional practical difficulties, no substantial detriment to the public good and no substantial impartment to the intent, purpose and integrity of the zoning regulations. See file *262630 OP Report.*
- By recommendation of Department of Transportation, the agency expressed no objection to the approval of this application. See file *260630 DDOT Report.*
- See Letters of Support from ANC, various files.

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