

**MEMORANDUM**

TO: District of Columbia Board of Zoning Adjustment
FROM: Maxine Brown-Roberts, Case Manager
JL Joel Lawson, Associate Director Development Review

DATE: October 10, 2025

SUBJECT: BZA Case 21355 (916 D Street NE) to permit the addition of a covered front porch to a single-family attached house in the RF-1 zone.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception relief:

- Subtitle E § 210.1, lot occupancy (60% required; 56% existing; 66% proposed) pursuant to Subtitle E § 5201.1 and Subtitle X § 900.

II. LOCATION AND SITE DESCRIPTION

Address	916 D Street, NE
Applicant	Robert and Rachael Loper represented by Murdoch Architects
Legal Description	Square 937, Lot 83
Ward, ANC	Ward 6, ANC 6A
Zone	RF-1 (Residential Flat Zone) allows two dwelling units to be located within the principal structure, or one each in the principal structure and an accessory structure.
Historic District	Capitol Hill Historic District
Lot Characteristics	Rectangular lot with an area of 2,358 square feet (18 ft. x 32.66 ft.).
Existing Development	The property is currently developed with a two-story attached dwelling, without a front porch.
Adjacent Properties	The properties to the east, west and north, are developed with attached and semi-detached buildings; to south are attached and multi-family dwellings. Directly to the east are the rear yards of properties facing 10 th St. NE; to the west is a rowhouse facing D St. NE.
Surrounding Neighborhood Character	The surrounding neighborhood character is predominantly moderate density residential, consisting of various residential typologies, including attached dwellings, semi-detached dwellings, and apartment houses.
Proposed Development	The applicant proposes to add a one-story covered but unenclosed porch at the front of the house.

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III. ZONING REQUIREMENTS and RELIEF REQUESTED

Zone – RF-1	Regulation	Existing	Proposed	Relief
Lot Width E § 202	18 ft.	18 ft.	No change	None required
Lot Area E § 202	1,800 sq. ft. min.	1,350 sq. ft.	No change	None required
Height E § 203	35 ft. max./3 stories	24 ft./2 stories 1 story porch	No change	None required
Lot Occupancy E § 210	60% max.	56%	66%	Required
Front Setback E § 206	Within range of existing front setbacks	8 ft.	0 ft.	None required
Rear Yard E § 207	35 ft. min.	28.5 ft.	28.5 ft.	None required



IV. OFFICE OF PLANNING ANALYSIS

Special Exception Relief pursuant to Subtitle E § 5201.1 and Subtitle X § 900.

Subtitle E § 5201.1

- (a) *The proposed construction shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:*
 - (1) *The light and air available to neighboring properties shall not be unduly affected.*

The proposed open porch should not unduly affect the light and air on the adjacent houses, as it would be adjacent to a blank wall on the property to the west and should not cast substantial shadows on the rear yard of the property to the east.

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

With the open porch adjacent to the blank wall on the property to the west there should be no privacy concerns. Views from the porch into the rear yard of the property to the east may be a little more than currently exist, but would be minimized by the existing fence, and that the porch is at ground floor level only. Therefore, privacy should not be unduly compromised beyond what currently exists for open porches.

(3) *The proposed construction, 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 new porch would be visible from D Street. The Applicant states that historical maps shows that the house had a porch which was removed years ago. The proposed porch would be mostly wood, painted, and similar in style to the porches that are on houses on the south side of D Street NE. Therefore, it should not intrude on the character, scale and pattern of existing open porches along the street frontage.

(b) *In demonstrating compliance with paragraph (a), the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed construction to adjacent buildings and views from public ways; and*

The Applicant meets this requirement at Exhibits 5, 6, 12, 13, and 14.

(c) *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 or nearby properties, or to maintain the general character of a block.*

OP does not recommend any special treatment.

Subtitle X Section 901

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:*

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

The intent of lot occupancy (Subtitle E § 204.1) is to regulate building sizes and to allow for adequate light, air and privacy between buildings. With the increase in lot occupancy proposed, the Applicant is charged with demonstrating that the requested increase would not adversely affect the light, air and privacy of adjacent neighbors and would not intrude on the pattern, scale and character of the adjacent street. The is demonstrated by meeting the requirements of Subtitle E § 5201.1, above. The property would remain as a single family dwelling as anticipated by the Regulations.

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

As demonstrated above, the proposed open porch would not adversely impact the use of the adjacent properties as their light, air and privacy would remain nearly the same as currently exist.

(c) Subject in specific cases to the special conditions specified in this title.

OP does not propose any special conditions for this proposal.

V. HISTORIC PRESERVATION

The property is within the Capitol Hill Historic District. The Applicant states that historic documents show that the house originally (or soon thereafter) had a front porch. The application was submitted to HPO who determined that it can be reviewed as part of the permitting process. The Capitol Hill Historic Society (CHRS) has submitted a letter of support at Exhibit 24.

VI. COMMENTS OF OTHER DISTRICT AGENCIES

District Department of Transportation (DDOT) has not provided comments to date.

VII. ANC COMMENTS

The property is within ANC-6A. The ANC submitted a letter of support at Exhibit 25.

VIII. COMMUNITY COMMENTS

Letters in support of the application are provided at Exhibit 20 and 23.