


MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Shepard Beamon, Development Review Specialist
 Joel Lawson, Associate Director Development Review

DATE: October 17, 2025

SUBJECT: BZA Case 21356: Request for special exception relief to construct a two-story with basement rear addition to a detached dwelling and to expand an existing one-story accessory building (garage) at 3112 Woodley Road NW.

I. RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception pursuant to Subtitle D § 5201 and Subtitle X § 901:

- D § 207.1, Rear Yard (R-1) (25 ft. min required, 61.1 ft. existing; 52.1 ft. proposed);
- D § 208.2, Side Yard (R-1) (Two side yards - 8 ft. min required; 8.5 ft. (north), 8.3 ft. (south) existing; 4.5 ft. (north), 7.5 ft. (south) proposed); and
- D § 5004.1(a), Accessory Building Rear Yard (Not permitted in required rear yard (25 ft. min.); 5 ft. existing; 5 ft. proposed).

OP does not believe the requested relief from the required rear yard is necessary; however, the applicant has requested this relief, and if it is determined that the applicant needs relief, OP does not object to the approval of the special exception.

II. LOCATION AND SITE DESCRIPTION

Address:	3112 Woodley Road NW
Applicant:	Jobi Jones for Victor Raczkowski
Legal Description:	Square 2102; Lot 40
Ward / ANC:	Ward 3; ANC 3C
Zone:	R-1B
Historic Districts	Not applicable
Lot Characteristics:	Irregular-shaped lot measuring 6,162 sq. ft. lot with a 15 ft. building restriction line and 15 ft. rear public alleyway.
Existing Development:	Two-story plus basement, one-family, detached dwelling; Detached accessory building (Garage)
Adjacent Properties:	Primarily one-family, detached dwellings.

Surrounding Neighborhood Character:	Low to Moderate Density Residential Neighborhood
Proposed Development:	Single Family Row building rear addition

III. ZONING REQUIREMENTS and RELIEF REQUESTED

RF-1 Zone	Regulation	Existing	Proposed ¹	Relief:
Density D § 201	2 principal units max.	1 unit	No Change	None Requested
Lot Width D § 202	18 ft. min.	29.25 ft.	No Change	None Requested
Lot Area D § 202	1,800 sq. ft. min.	6,162 sq. ft.	No Change	None Requested
Height D § 203	35 ft. max.	31.75 ft.	No Change	None Requested
Front Setback D § 206	Within the range of existing front setbacks	N/A	N/A	None Requested
Rear Yard E § 207	25 ft. min. Access. Bldg. 25 ft.	61.1 ft. 5 ft.	52.1 ft. 5 ft.	Relief Requested
Side Yard D § 208	2 side yards, each a min. of 8 ft. in width for all detached buildings	8.5 ft. (north) 8.3 ft. (south)	4.5 ft. (north) 7.5 ft. (south)	Relief Requested
Lot Occupancy E § 210	60% max.	54.9%	59.7%	Relief Requested

IV. OP ANALYSIS

Subtitle D Chapter 5201 SPECIAL EXCEPTION FROM DEVELOPMENT STANDARDS

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.*

¹ Provided by the applicant

The requested relief for the minimum required side yard is allowed through a special exception.

5201.2 *For a new or enlarged accessory structure to a residential building with only one (1) principal dwelling unit on a non-alley lot, the Board of Zoning Adjustment may grant relief from the following development standards 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 as limited in Table D § 5201.1(a);*
- (b) *Maximum building area of an accessory building;*
- (c) ***Yards**, including alley centerline setback; and*
- (d) *Pervious surface.*

The requested relief for the minimum required accessory building rear yard is allowed through a special exception.

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 proposed enlargement of the principal dwelling and accessory building should not have a significant impact on light or air for the neighboring properties. The subject and neighboring dwellings are detached and although the addition would create some additional shadowing, it is not anticipated to block a significant amount of sunlight or air for either adjacent property since no additional height is proposed. The proposed expansion of the accessory building is attached to a neighboring accessory building; however, OP does not anticipate a negative impact on the attached structure or the and should not impact the light or air for adjacent properties.

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

The addition to the principal dwelling would have windows that face the adjacent properties; however, this is a detached building, and the addition should primarily have views into the neighboring rear yards when viewed from the second floor. The property includes a privacy fence, which should aid ground-floor privacy. The reduced side yards would still allow enough clearance for circulation and maintenance without trespassing on or interfering with the adjacent properties. The applicant proposes increasing the height of the accessory building; however, OP does not anticipate the use of the additional height for loft space should intrude on the use and enjoyment of the neighboring property.

- (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 addition could be minimally visible from Woodley Road NE due to the orientation of the dwelling on the lot and would be visible from the public alley. However, since the addition is mostly in line with the existing side façades of the dwelling, it should not be significantly visible from the street, and the dwelling would maintain the appearance of a single-family dwelling. When viewed from the alley, the garage would obstruct some of the view of the house, and the proposed addition would be set back over 50 feet from the alley. The proposed expansion of the accessory building would be visible from the alley, but the building would continue to look like and be used primarily as a single-car garage. Additionally, the applicant does not propose reducing the rear setback from the alleyway. Therefore, the home addition, together with the garage expansion, should not intrude on the character, scale, and pattern of houses along the street and alleyway.

(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 Applicant provided plans, photographs, and elevations to sufficiently represent the relationship of the proposed addition and accessory building expansion from public ways.

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.

No special treatment is recommended.

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.

The addition would otherwise comply with the RF-1 development standards. The requested rear yard relief is allowed by special exception in the RF-1 zone.

Subtitle X Section 901 SPECIAL EXCEPTION REVIEW STANDARDS

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 proposal would be consistent with the intent of the R-1B zone requirements as the principal building would continue to be a single-family dwelling. Specifically, the addition would be consistent with all other development requirements of the zone except for the requested side yard relief. The expansion of the accessory building would maintain the required one off-street parking space. The proposed accessory building would maintain the existing five-foot distance from the alleyway and would not increase in nonconformity.

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

Zoning Regulations and Zoning Maps; and

As stated above, the proposed addition to the principal dwelling, along with the accessory building expansion, should not have adverse impacts on the adjacent properties. The proposed dwelling addition should not significantly impact light, airflow, privacy or use of the neighboring properties, and the accessory building expansion would not change the use or add an accessory dwelling.

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

No special conditions are recommended for this application.

V. OTHER DISTRICT AGENCIES

To date, no District comments have been filed to the record or submitted to OP.

VI. ADVISORY NEIGHBORHOOD COMMISSION

To date, there are no comments from ANC 3C filed to the record.

VII. COMMUNITY COMMENTS

To date, there are no community comments filed to the record.

LOCATION MAP

