

BZA Application No. 21359

**524 Taylor Street, NW
Margaret Wedgwood & Erik Beith
October 29, 2025**

Board of Zoning Adjustment
District of Columbia
CASE NO. 21359
EXHIBIT NO. 28

Overview and Requested Relief

- The Property is located in the RF-1 Zone and is improved with a single-family row dwelling.
- The Applicant seeks to construct a new two-story accessory structure at the rear of the Property, which requires the following relief:
 - **Accessory Building's Building Area** (Subtitle E § 5003.1): The Accessory Building will have a Building Area of 693.95 square feet, exceeding the maximum permitted 450 square feet. Relief is requested pursuant to Subtitle E § 5201. (This total includes 541 sq. ft. of building area, 112 sq. ft. of balcony area, and 40.5 sq. ft. of stairs area.)
 - **Alley Centerline Setback** (Subtitle C § 711.7): The rear wall of the Accessory Building will be located on the rear lot line, abutting a 15-foot-wide public alley. Relief from the 12-foot requirement is requested pursuant to C § 711.11. This requirement is proposed to be eliminated for Singles, Flats, and U-320 Conversions, under the Omnibus Text Amendment (ZC Case No. 25-12).
 - **Garage Door Height** (Subtitle C § 711.7): The garage door will be less than the required minimum height of 10 feet. Relief is requested pursuant to C § 711.11. This requirement is proposed to be eliminated under the Omnibus Text Amendment (ZC Case No. 25-12).
 - **Accessory Apartment Use** (Subtitle U § 301.1(c)): The Applicant proposes to use the Accessory Building as a second principal dwelling unit which requires special exception relief pursuant to U § 301.1(e). This requirement is proposed to be eliminated under the Omnibus Text Amendment (ZC Case No. 25-12).

Community & Agency Support

- The Office of Planning recommends approval.
- ANC 4C voted unanimously in support.
- There are three letters of support, including the adjacent neighbor to the east.
- DDOT has no objection.

Subj. Property
524 Taylor St., NW

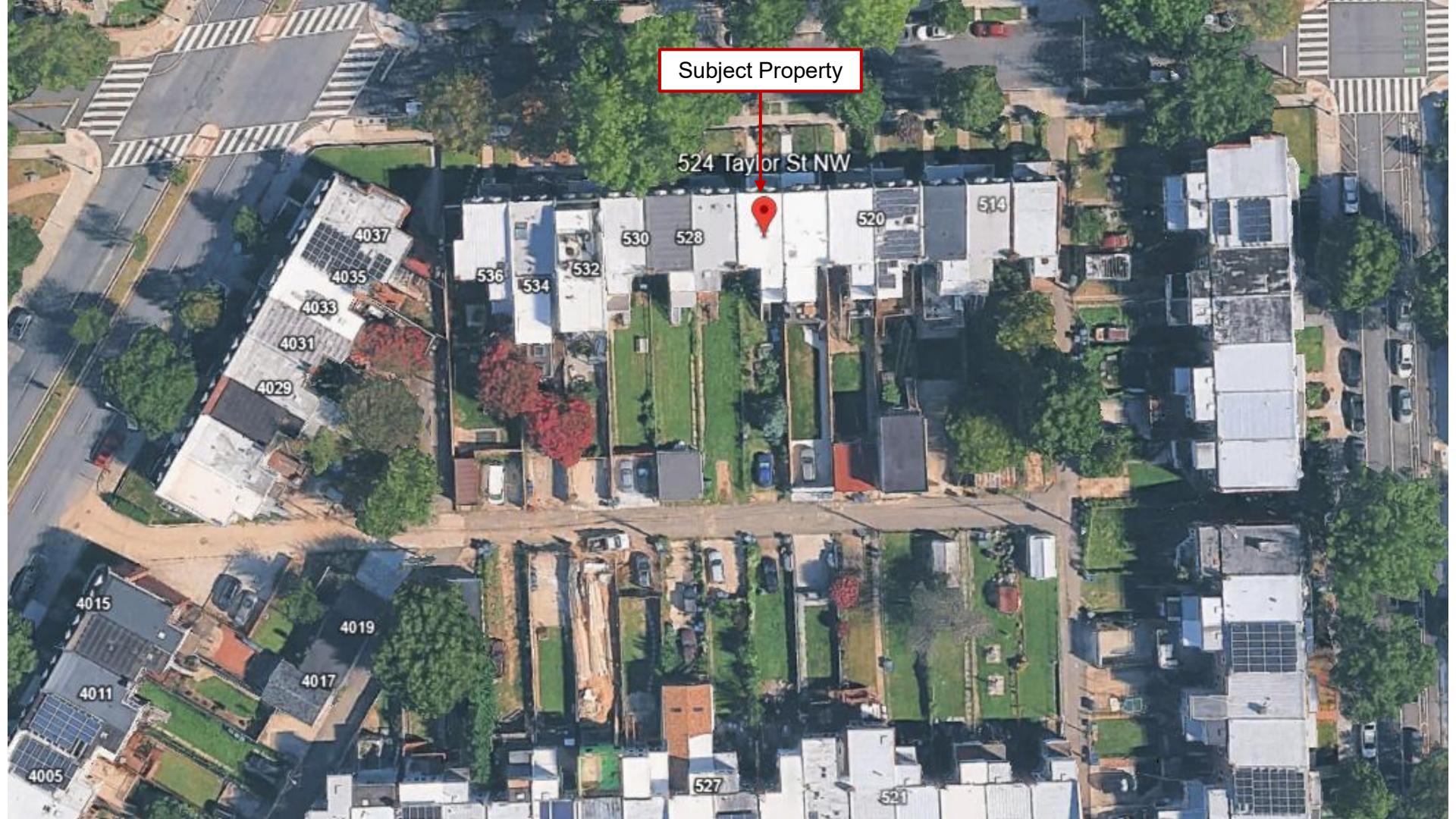




526 Taylor St., NW

Subj. Property
524 Taylor St., NW

522 Taylor St., NW

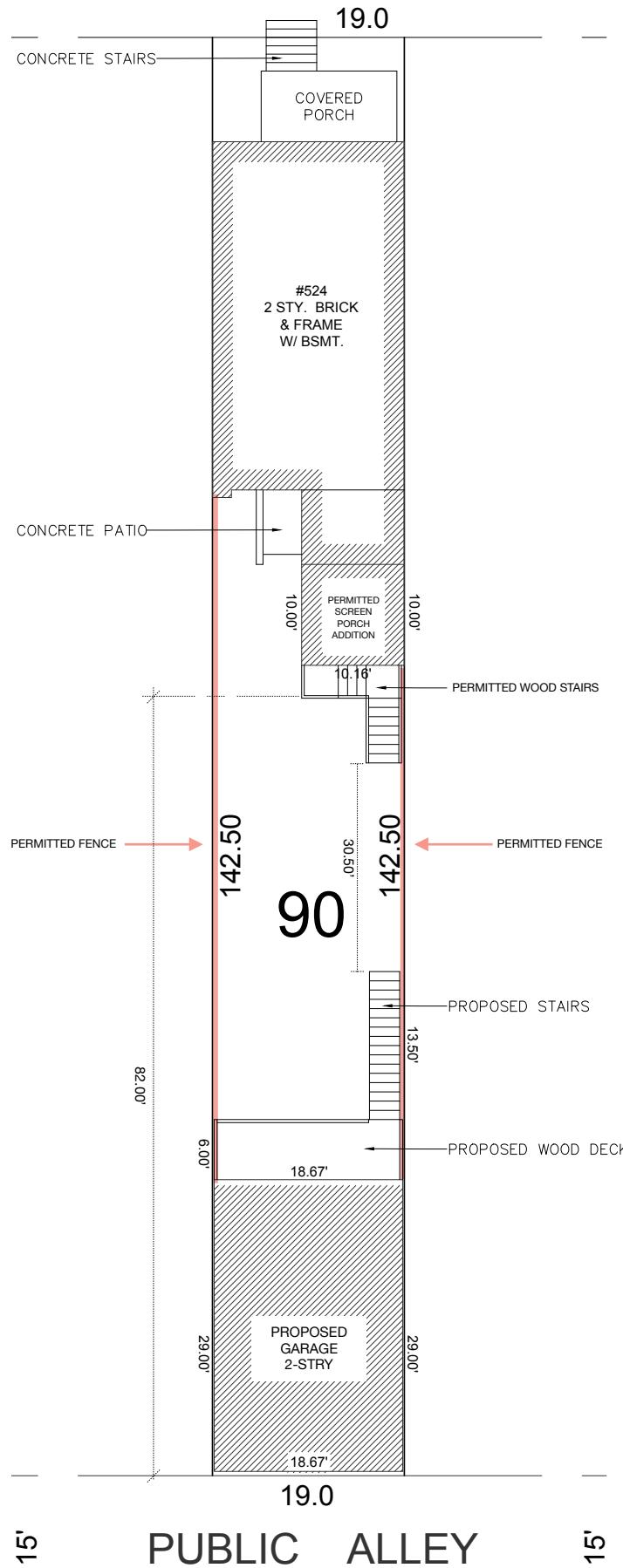


Subject Property

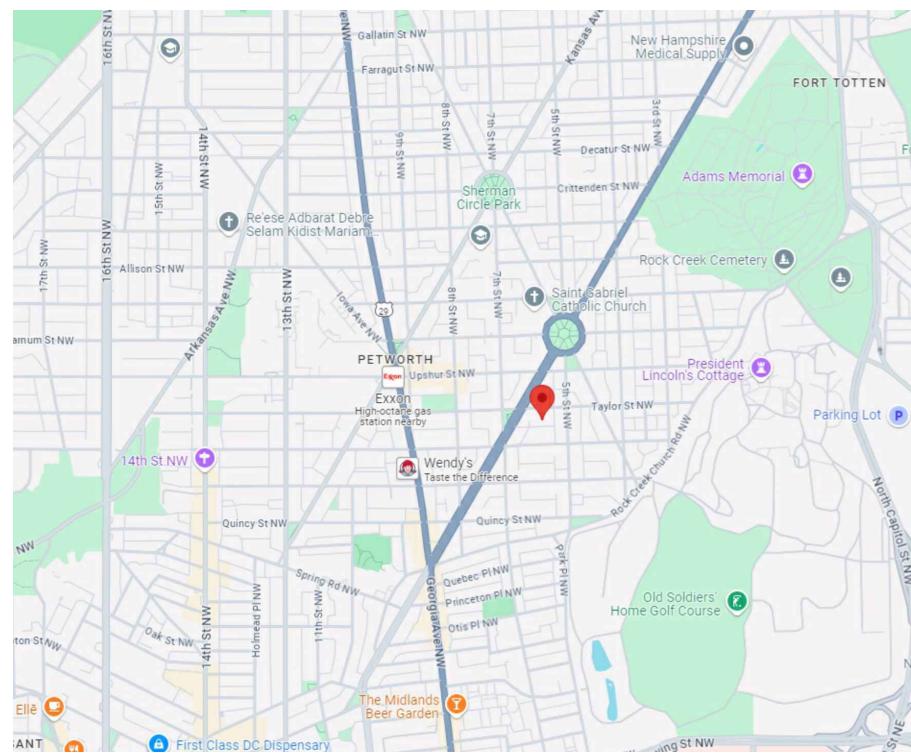
524 Taylor St NW



TAYLOR STREET, N.W.



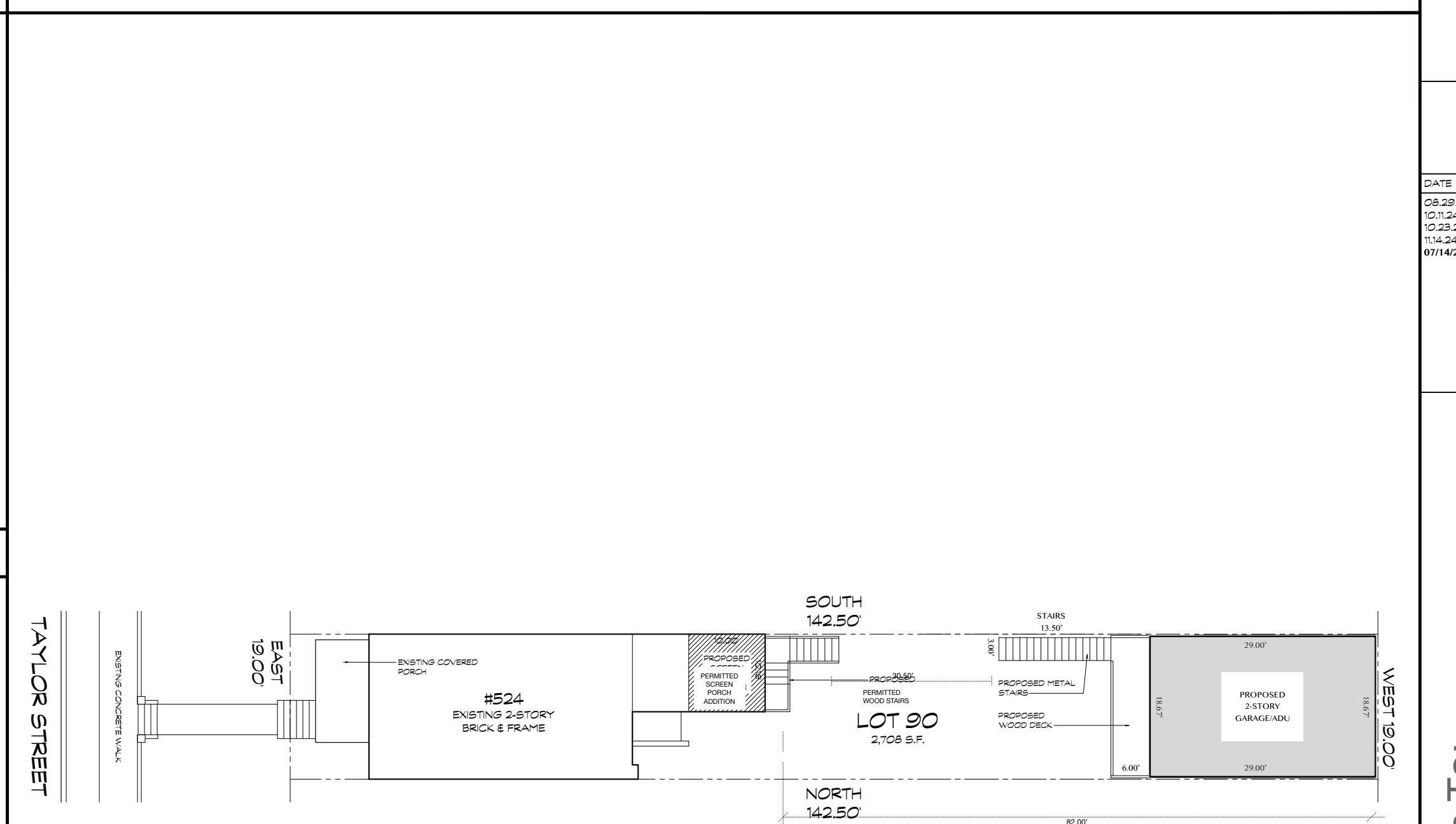
LOCATION MAP NO SCALE



DRAWING LIST

A000 CO-OP SHEET
PROJECT INFORMATION & SITE PLAN
A002 SEDIMENT CONTROL PLAN
A003 GENERAL NOTES
A100 DEMOLITION PLANS
A200 FLOOR PLANS
A201 FLOOR PLAN, ROOF PLAN & WALL TYPE
A300 SECTIONS
A301 WALL SECTIONS & DETAILS
A400 GARAGE ELEVATIONS
A401 SCREEN PORCH ELEVATIONS
A700 SCHEDULES

ARCHITECTURAL SITE PLAN SCALE: 1" = 10'-0"



Addition To:
Beith-Wedgewood Residence
524 Taylor Street, NW
Washington, 20011

PROJECT NO.: 2024-15

Project
Information
& Site Plan

SCALE: AS NOTED

A001

SCOPE OF WORK

A TWO-STORY SCREEN PORCH ADDITION & NEW DETACHED GARAGE TO A SINGLE FAMILY HOME. THE DETACHED GARAGE WILL INCLUDE A LIVING SPACE ABOVE TO INCLUDE A KITCHEN, FAMILY ROOM, BATHROOM & BEDROOM.

SITE INFORMATION

LOT 0090
SQUARE 3231
WASHINGTON, DISTRICT OF COLUMBIA

SITE AREA 2,708 SQ.FT.

TAYLOR STREET

EXISTING CONCRETE WALL

ZONING CALCULATIONS

ZONING: RF-1 (F=EXISTING, S=5' MIN, ON FREE STANDING SIDES; R=20')
MAX. LOT COVERAGE: 60.00%
TOTAL SITE AREA OF 2,708 SQ. FT.

LOT COVERAGE:

EXISTING FIRST FLOOR AREA UNDER ROOF (INCLUDING PORCHES) : 884 SQ. FT.
EXISTING LOT COVERAGE: 32.65%

EXISTING REAR YARD AREA: 1,804SF

PROPOSED REAR YARD AREA: 1,190SF

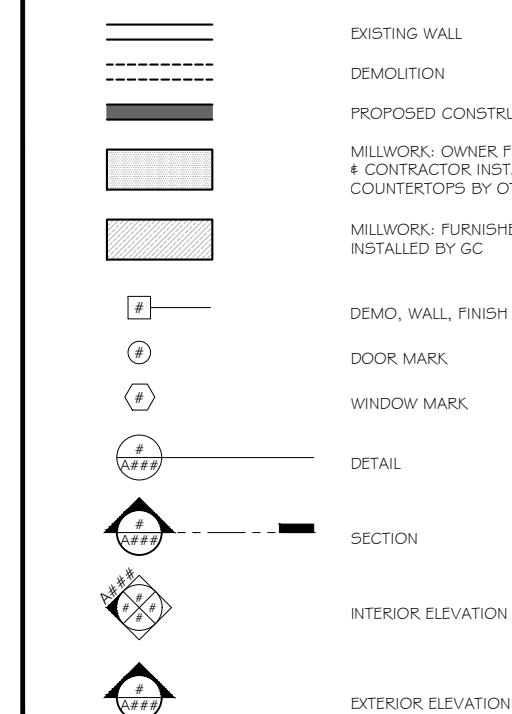
PROPOSED FIRST FLOOR AREA UNDER ROOF (INCLUDING PORCHES) : 1,620.50SF

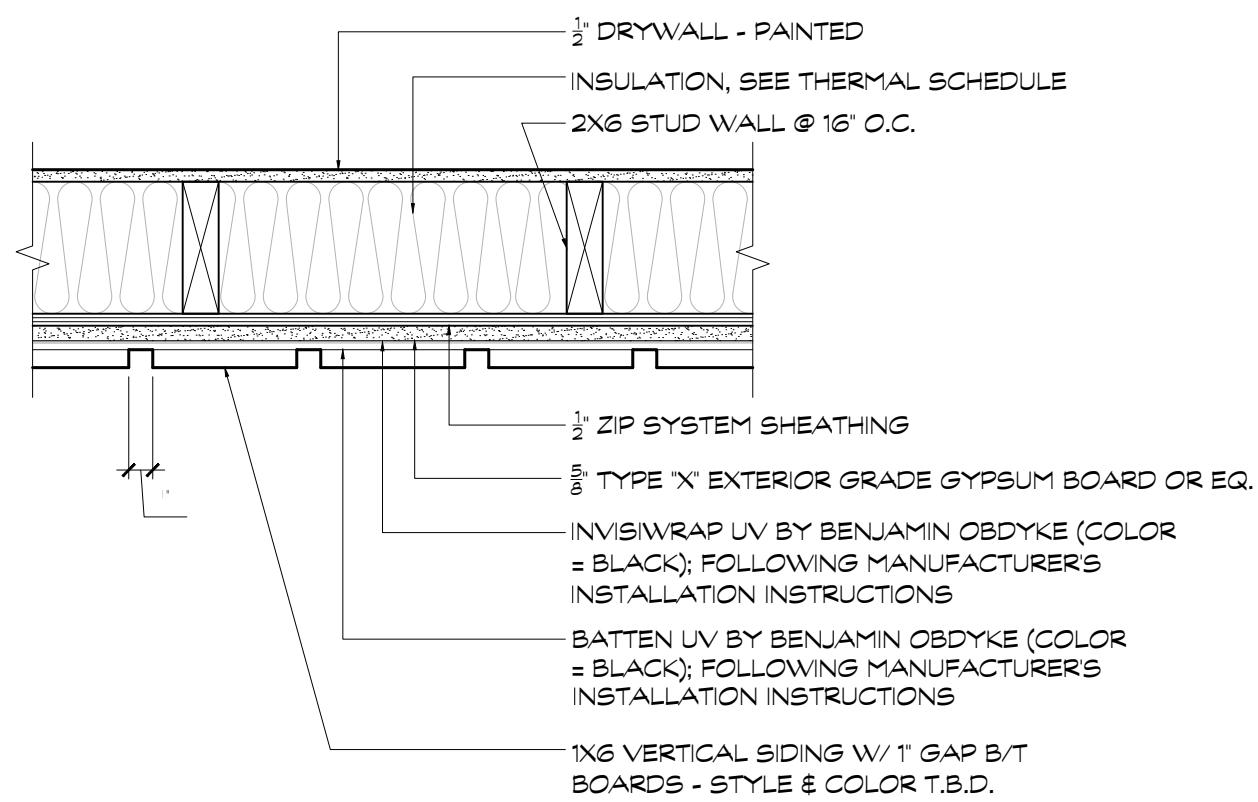
PROPOSED LOT COVERAGE: 59.84%

PROPOSED ADDITIONS:

	AREA (SF)
Total lot size	2,708.00
SECOND FLOOR SCREEN PORCH:	102 SQ.FT.
EXISTING house (including porches)	884.00
SECOND FLOOR GARAGE:	542 SQ.FT.
SECOND FLOOR ABOVE GARAGE:	542 SQ.FT.
TOTAL PROPOSED ADDITION SQ.FT.:	1,288 SQ.FT.
PROPOSED ALTERATIONS:	
NO PROPOSED ALTERATIONS	
DISTURBED LAND AREA:	
TOTAL DISTURBED LAND AREA =	935 SQ. FT.
BUILDING HEIGHT:	
NO PROPOSED CHANGE TO THE HIGHEST ROOF PLAN OF THE MAIN ROW HOUSE	
PROPOSED HEIGHT OF THE NEW GARAGE = 22'-0"	
PREVIOUS SURFACES:	
PROPOSED PERVIOUS SURFACE AREA: 1,097SF	
PROPOSED PERVIOUS SURFACE AREA PERCENTAGE: 40.51%	

LEGEND



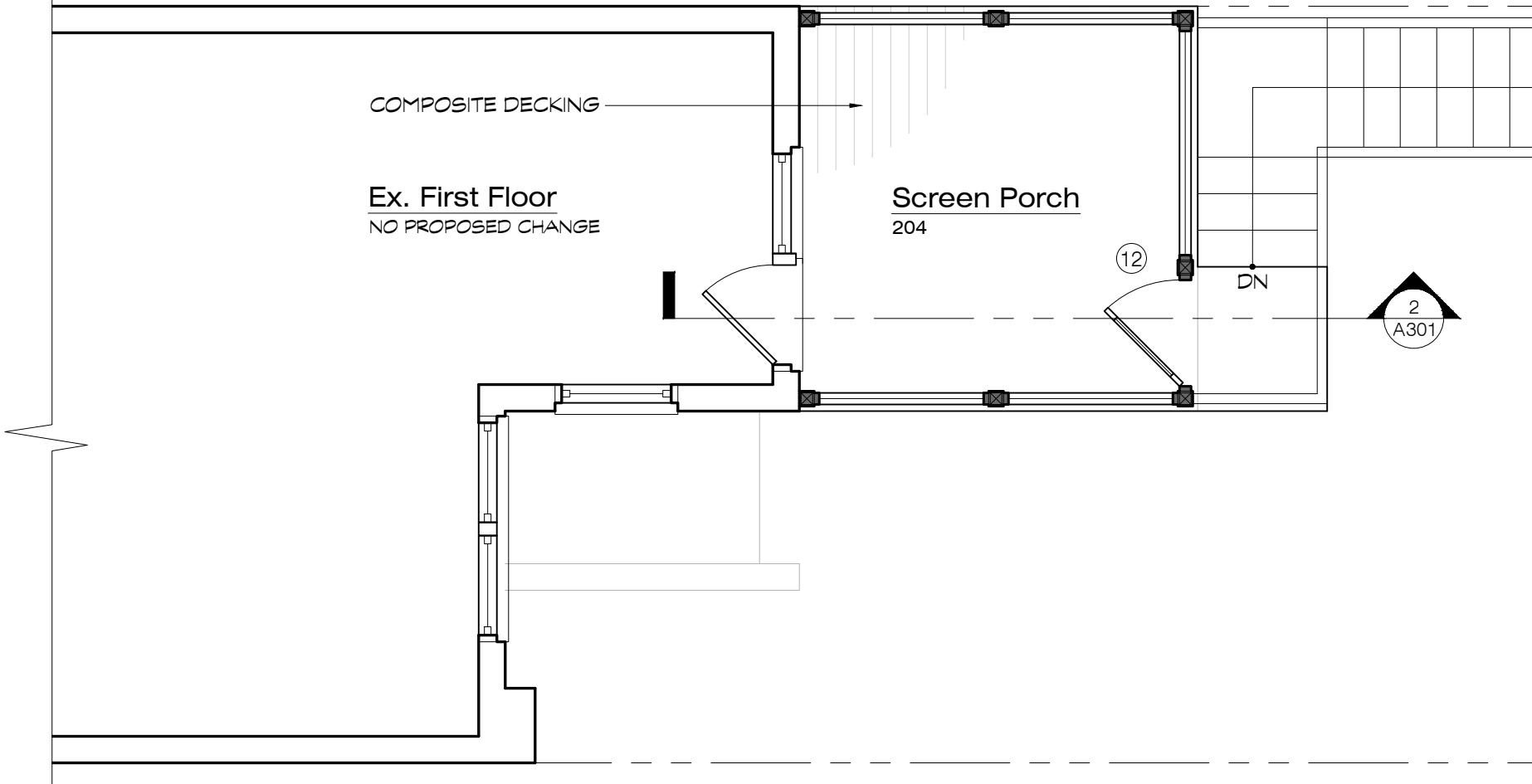


Roof Material Schedule	
MARK	DESCRIPTION
R-1	STANDING SEAM METAL ROOF, COLOR & STYLE T.B.D.
R-2	ALUM. GUTTERS AND DOWNSPOUTS - COLOR & STYLE T.B.D.
R-3	60 MIL SINGLE PLY ROOFING MEMBRANE.
R-4	24" WIDE MIN. MTL SCUPPER HOLE

NOT FOR
CONSTRUCTION.
IN-HOUSE USE
ONLY.

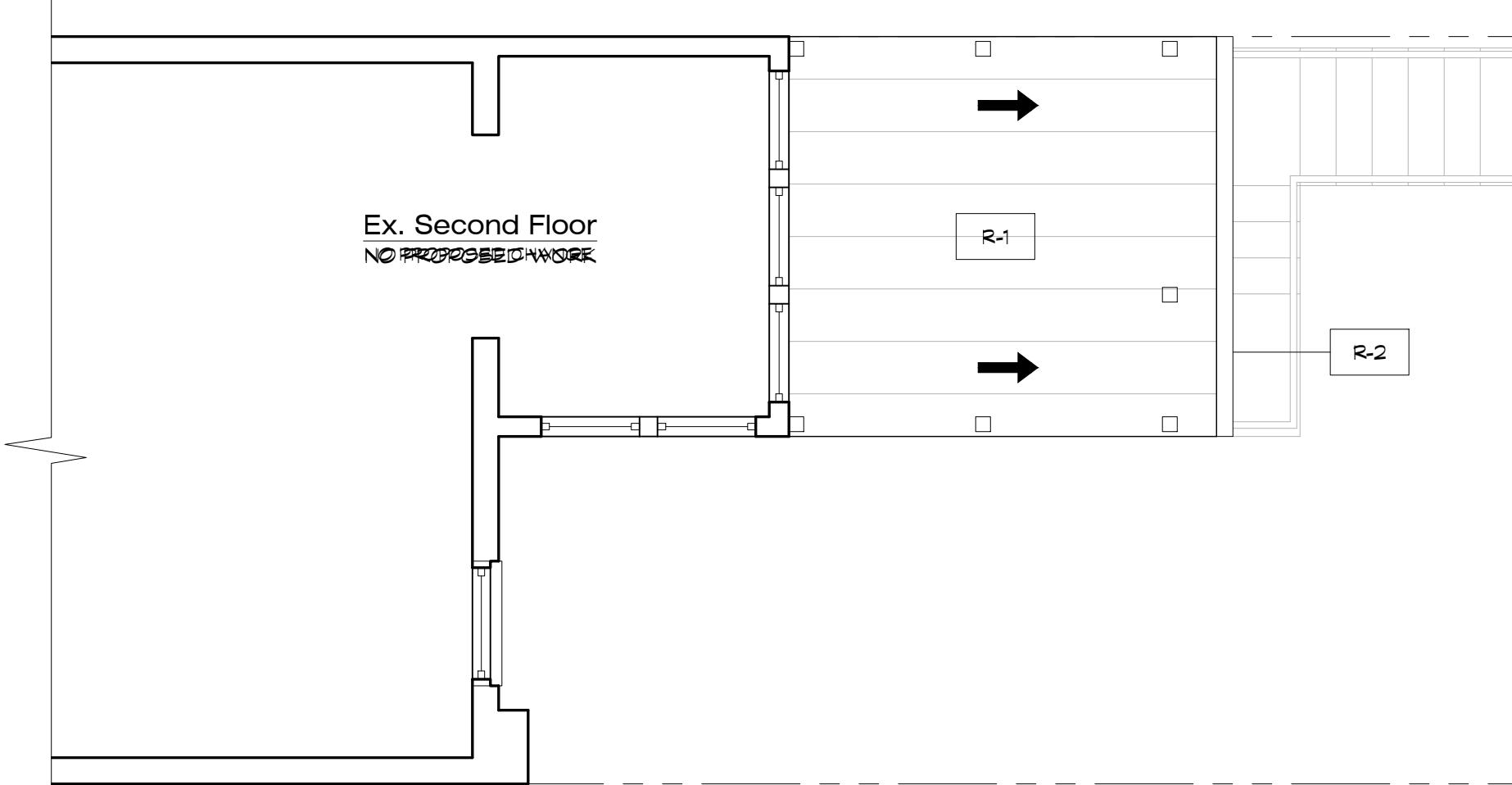
1 Garage Wall Type

1-1/2" = 1'-0"



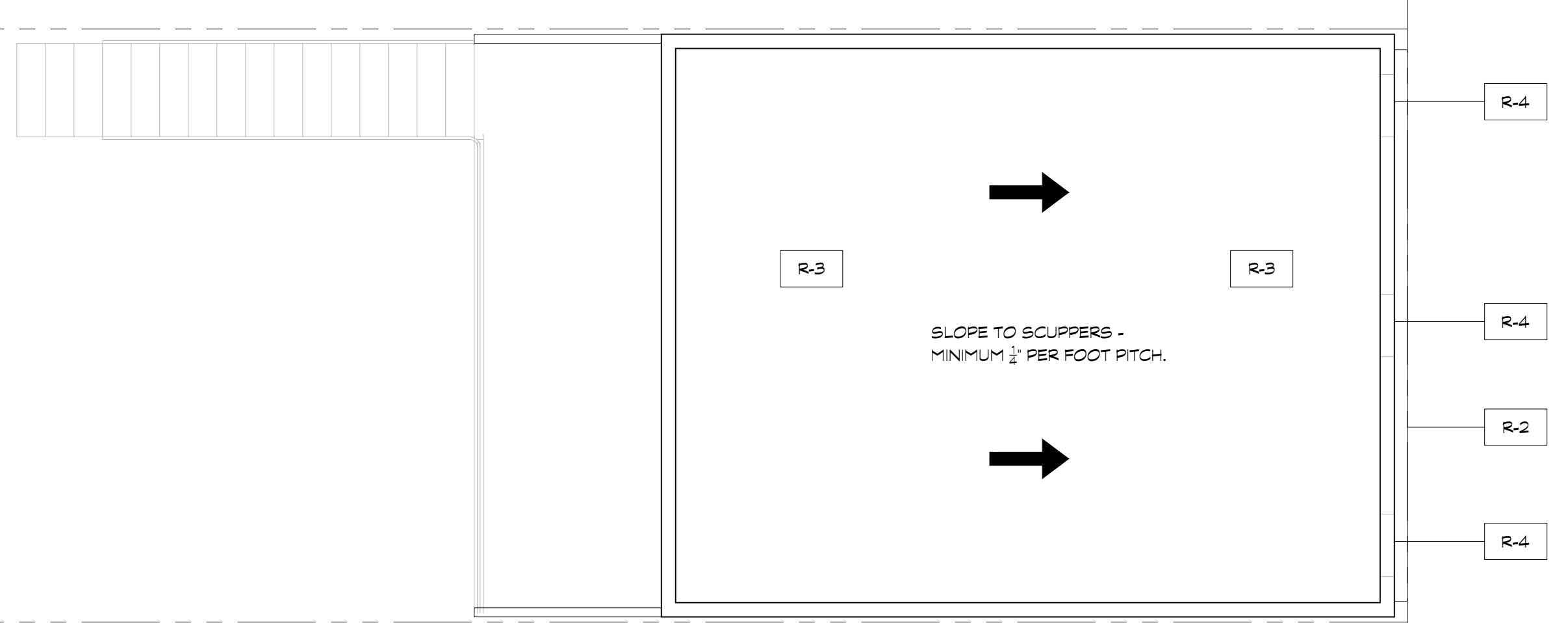
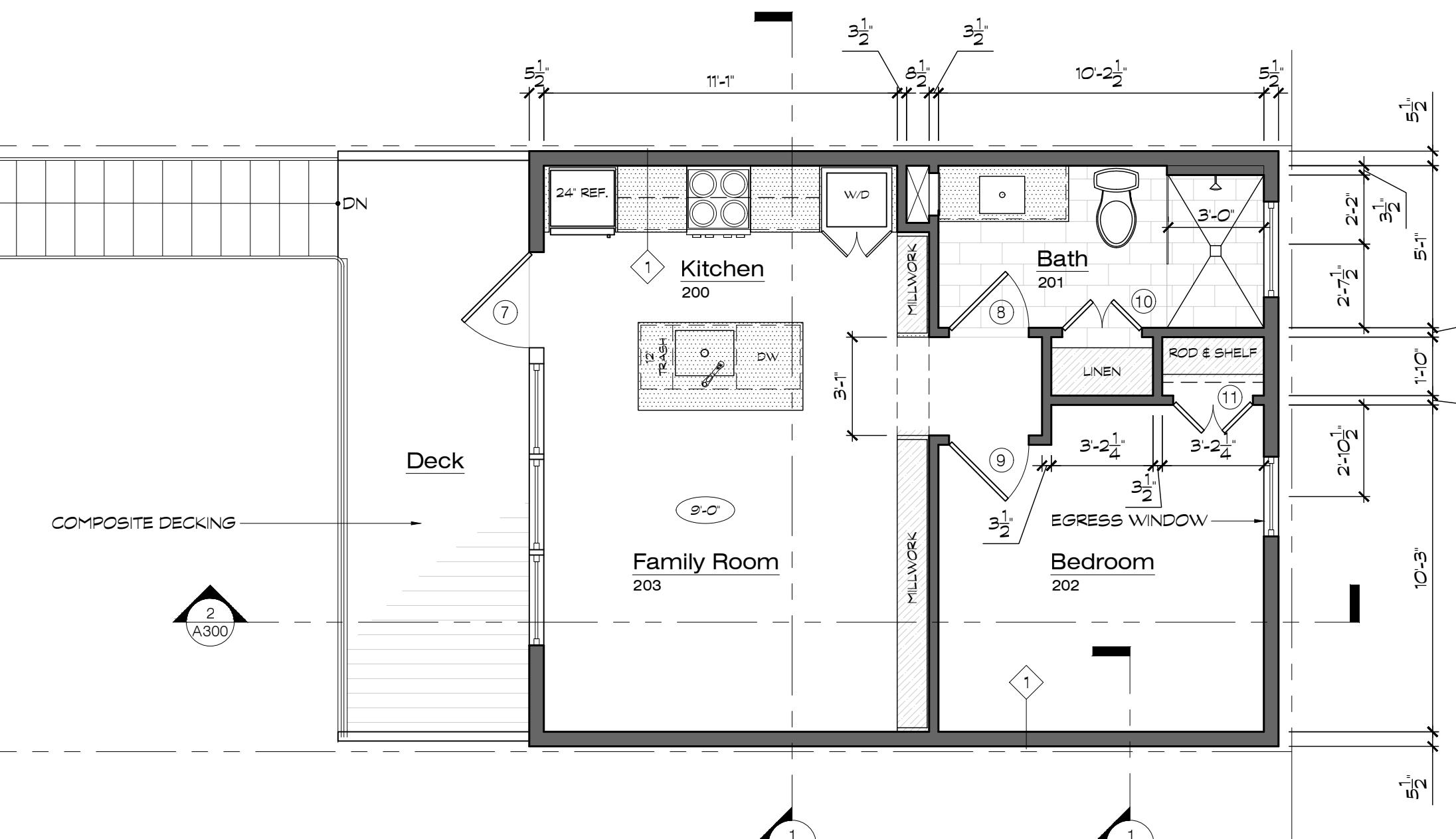
1 Second Floor Plan

1/4" = 1'-0"



2 Lower Roof / Garage Roof Plan

1/4" = 1'-0"



Addition To:
Beith-Wedgewood Residence
524 Taylor Street, NW
Washington, 20011

PROJECT NO.: 2024-15

New Work
Plans

SCALE: AS NOTED

A201

Addition To:
Beith-Wedgwood Residence
524 Taylor Street, NW
Washington, 20011

PROJECT NO.: 2024-15

Elevations

SCALE: AS NOTED

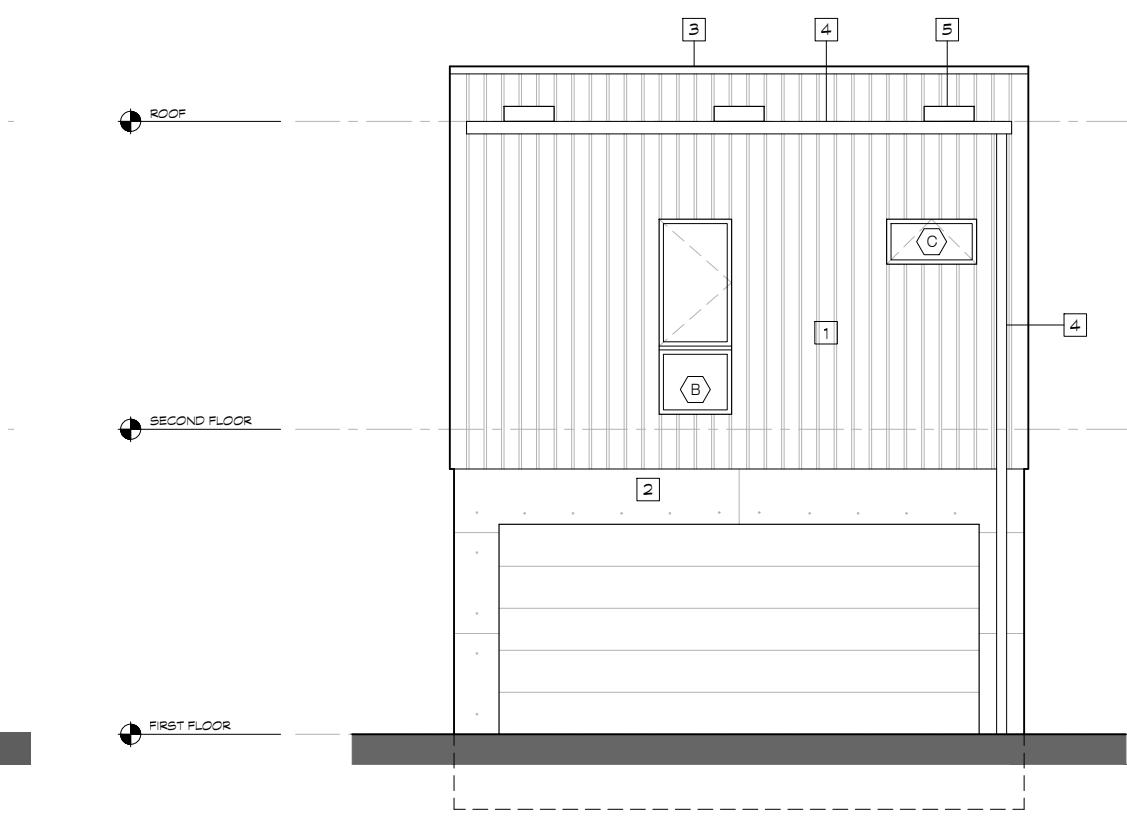
A400

Exterior Material Schedule	
MARK	DESCRIPTION
1	NEW VERTICAL SIDING - STYLE & COLOR T.B.D.
2	PLYWOOD FORMED CONCRETE FOUNDATION WALL W/ EXPOSED 'FORM TIE' HOLES. DIMENSIONS B/T HOLES T.B.D.
3	3' METAL CAP FLASHING W/ HEMMED EDGE
4	6' GALVANIZED BOX GUTTER & DOWNSPOUT - COLOR T.B.D.
5	METAL SCUPPER HOLE
6	METAL GUARD RAIL TO BE MIN. 36" ABOVE FINISHED DECK - STYLE & COLOR T.B.D.
7	PVC WRAP AT PORCH COLUMNS TYP, PAINTED
8	PVC FASCIA / RAKE, PAINTED
9	5/4" X PVC PANEL, PAINTED.
10	3/4" X PVC BOARD, PAINTED.
11	STANDING SEAM METAL ROOF, MATCH EXISTING
12	P.T. WOOD HAND RAIL @ 34" MINIMUM ABOVE FINISHED STAIR NOSING, PER 2018 IRC (R311.8)
13	P.T. WOOD GUARDRAIL @ 36" MINIMUM ABOVE FINISHED FLOOR, PER 2018IRC (R312)
14	SCREEN TIGHT OR EQUAL SCREEN SYSTEM - VERIFY SYSTEM WITH OWNER



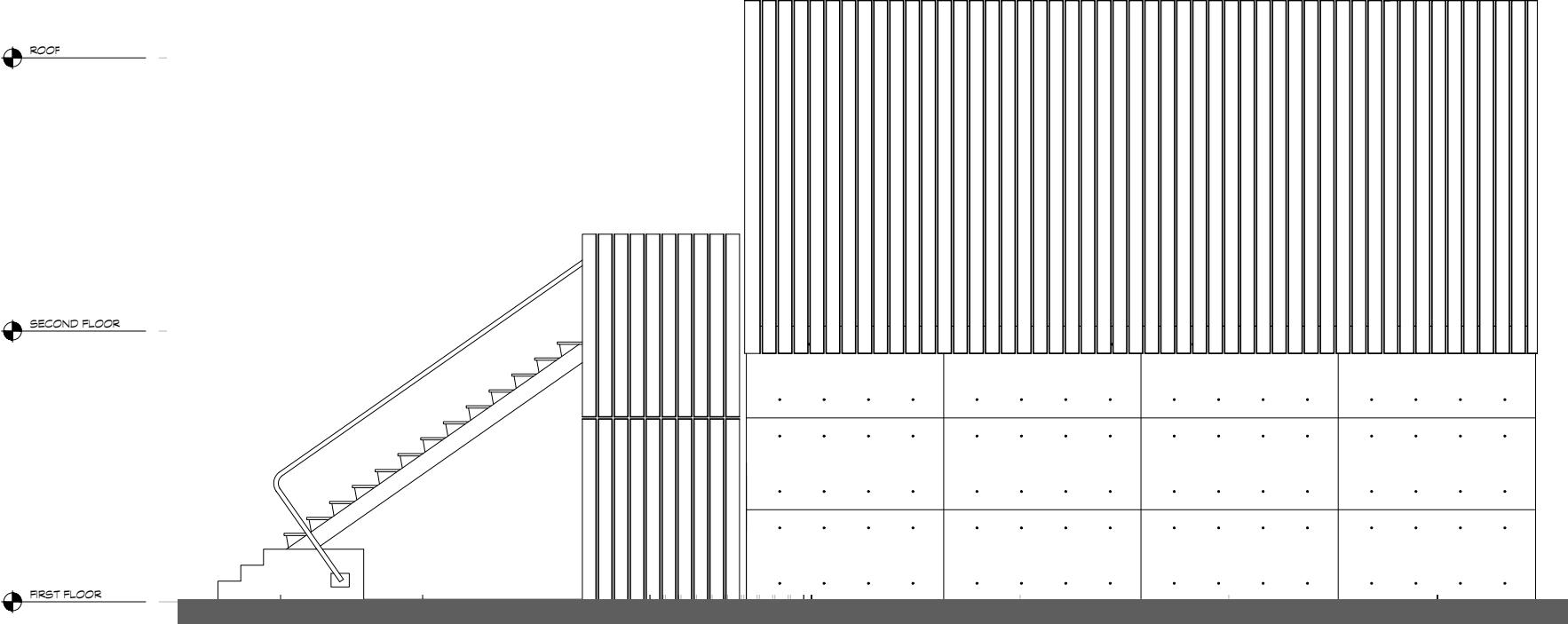
① Garage Front Elevation

1/4" = 1'-0"



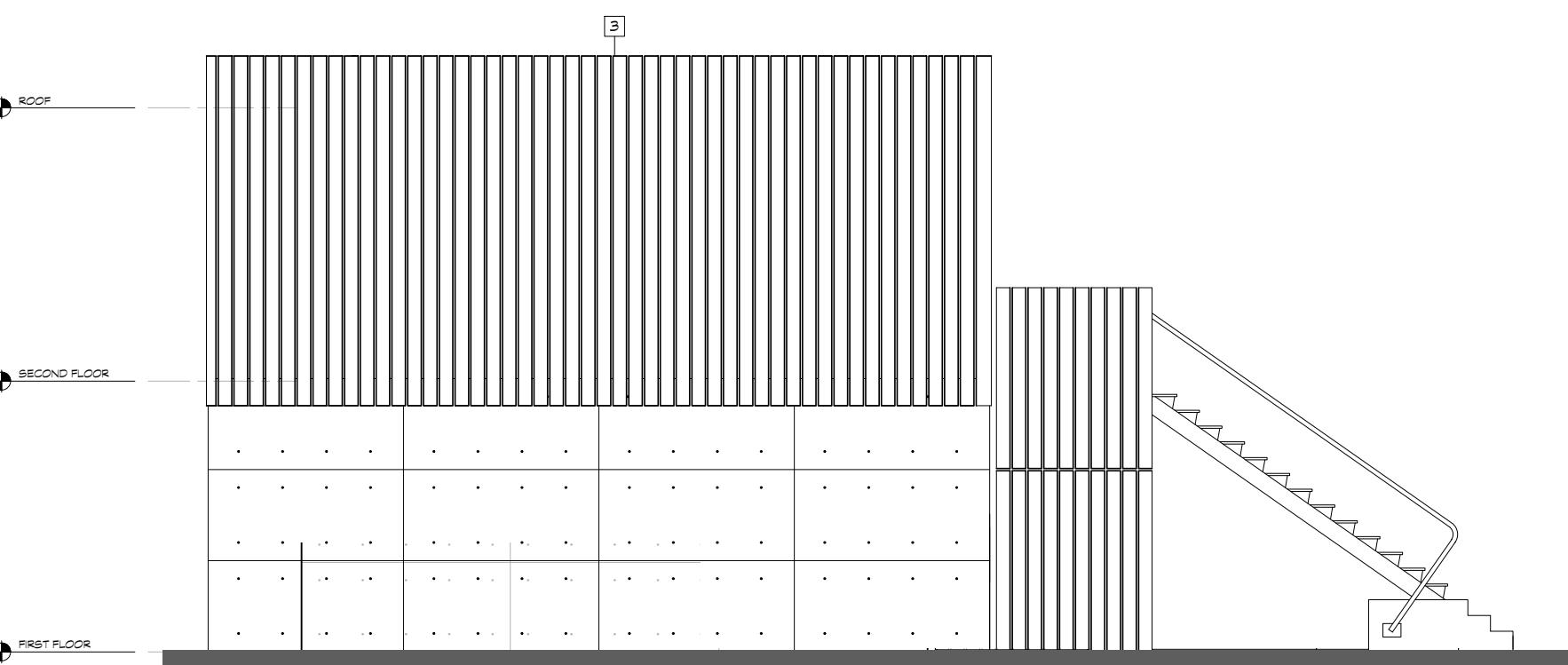
③ Garage Rear Elevation

1/4" = 1'-0"



② Garage Side Elevation

1/4" = 1'-0"



④ Garage Side Elevation

1/4" = 1'-0"

The Applicant Meets the General Special Exception Requirements of X-901.2

Granting of the Special Exception will be in Harmony with the General Purpose and Intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely, the Use of Neighboring Property in accordance with the Zoning Regulations and Zoning Maps.

“The purpose of the RF-1 zone is to provide for areas predominantly developed with row houses on small lots within which no more than two (2) dwelling units are permitted.” The Property will have two dwelling units. The Accessory Building area, alley centerline setback, garage door height and use as a second principal dwelling unit are permitted via special exception approval.

The Applicant Meets the Specific Special Exception Requirements of E-5201

<p>(a)The light and air available to neighboring properties shall not be unduly affected;</p>	<p>The Accessory Building is situated at the rear of the Property. While the Applicant is requesting relief for the footprint of the Accessory Building, the height and number of stories is permitted as a matter-of right. There would still be almost 60 feet of space between the accessory building and the principal building. Long lots – 142.50 feet.</p>
<p>(b)The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;</p>	<p>No east or west facing windows are proposed and there is also no roof deck proposed on the Accessory Building.</p>
<p>(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;</p>	<p>The Accessory Building will not substantially visually intrude upon the character, scale, and pattern of houses along the street, alley, or other public way as it is not out of scale or character with accessory buildings along the alley.</p>

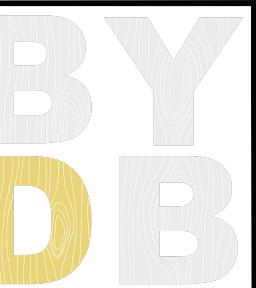
The Applicant Meets the Specific Special Exception Requirements of C-711.11

711.11 The Board of Zoning Adjustment may grant full or partial relief from the requirements of Subtitle C §§ 711.5 through 711.7 as a special exception under Subtitle X, Chapter 9, and subject to the following:

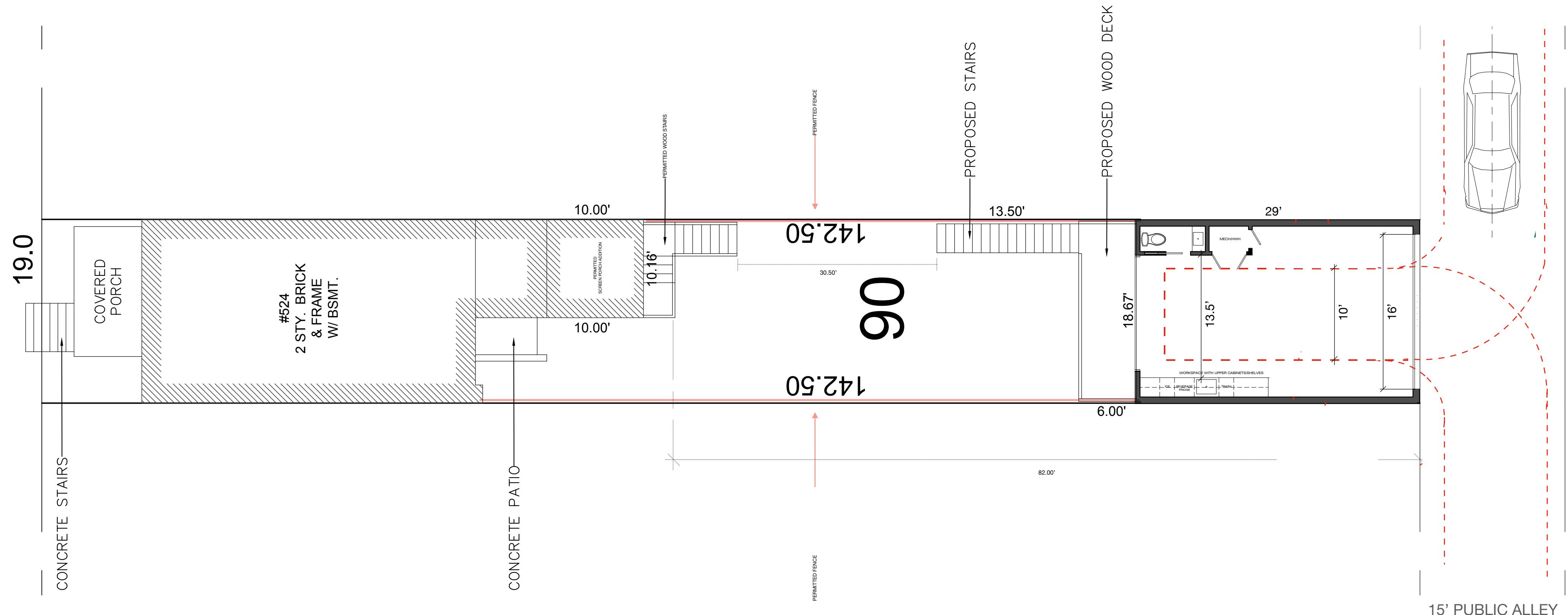
- (a) The Office of Zoning shall refer any request under this subsection to the Office of Planning and the District Department of Transportation for review and comment, which shall include an evaluation of the applicant's satisfaction of the requirements of paragraph of this subsection; and
- (b) The applicant shall demonstrate to the Board's satisfaction:
 - (1) A reasonable difficulty in providing the full-sized driveway width or alley centerline setback; and
 - (2) Vehicle movement and turning diagrams demonstrating that the proposed relief would allow safe:
 - (A) Access for vehicles of average dimensions to and from the parking spaces for which the driveway or alley centerline setback provides access; and
 - (B) Use of the street or alley by pedestrians and vehicles.

The Applicant is asking for relief from the apparent 10-foot door height requirement and 12-foot alley centerline setback requirement of C § 711.7. Counsel for the Applicant understands that virtually no residential garage has a door height of ten feet and therefore does not understand the purpose of this requirement, nor what should be provided to satisfy the conditions of the requirement.

Regarding the setback requirement of this provision, as demonstrated by the submitted photographs, the accessory buildings along the alley are situated at the rear property lines of their respective lots. To support the request, the Applicant has submitted a vehicle turning diagram demonstrating that a vehicle can access the garage via the alley without issue.



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Beith-Wedgwood Residence
524 Taylor Street, NW
Washington, 20001

Turning Diagram

LE: AS NOTED

The Applicant Meets the Specific Special Exception Requirements of U-301.1(c)(1)

<p>(1) The accessory building was in existence on January 1, 2013;</p>	<p>The Accessory Building has not been constructed. The Applicant seeks special exception relief to construct the Accessory Building and use it as a principal dwelling unit.</p>
<p>(2) No expansion or addition may be made to the accessory building to accommodate an apartment except as a special exception;</p>	<p>The Accessory Building has not been constructed.</p>
<p>(3) There shall be permanent access to the accessory building dwelling from a dedicated and improved right of way; and</p>	<p>Permanent access to the Accessory Building is available via the 15-foot-wide public alley.</p>
<p>(4) Permanent access shall be provided by one (1) of the following: A. An easement for a permanent passage, open to the sky, no narrower than 8 ft. in width, and extending from the accessory building to a public street through a side setback recorded in the land records of the District of Columbia; B. Through an improved public alley with a minimum width of 24 ft. that connects to a public street; or C. On an improved alley no less than 15 ft. in width and within a distance of 300 linear feet of a public street;</p>	<p>Permanent access is provided by the 15-foot-wide alley which is within 300 feet of New Hampshire Avenue, NW.</p>
<p>(d) An accessory building that houses a principal dwelling unit shall not have a roof deck;</p>	<p>A roof deck is not proposed.</p>
<p>(e) An accessory building constructed as a matter-of-right after January 1, 2013, and that is located within a required setback shall not be used as, or converted to, a dwelling unit for a period of 5 years after the approval of the building permit for the accessory building, unless approved as a special exception;</p>	<p>The Applicant is requesting special exception relief from this section. The Accessory Building is not constructed.</p>
<p>(f) An accessory building that houses a principal dwelling unit shall not be used simultaneously for any accessory use other than as a private vehicle garage for a dwelling unit on the lot, storage, or as an artist studio; and</p>	<p>The Accessory Building has a garage for a private vehicle on the ground floor and a living unit on the second floor, which meets this requirement.</p>