


MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Karen Thomas, Case Manager
 Joel Lawson, Associate Director Development Review

DATE: October 22, 2025

SUBJECT: BZA Case 21362 - request for special exception relief allow a third story addition at 1829 Massachusetts Avenue SE.

I. RECOMMENDATION

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

- E § 204.1 (Original roof structure: required; short mansard roof with dormers existing; enlarged mansard with dormers: proposed).

II. LOCATION AND SITE DESCRIPTION

Address:	1829 Massachusetts Ave. SE
Applicant:	Aswathi Zachariah and Richard Greene
Legal Description:	Square 1113 Lot 67
Ward / ANC:	Ward 7 ANC 7D
Zone:	RF-1: predominantly row dwellings and flats
Historic Districts	None
Lot Characteristics:	The lot is rectangular in shape with unremarkable elevations.
Existing Development:	The property is developed with a two-story, single-family row dwelling.
Adjacent Properties:	Adjacent properties are similarly developed and generally align at the rear.
Surrounding Neighborhood Character:	The neighborhood is to the east of the Capitol Hill Historic District within the Hill East neighborhood and is primarily a row house district with single-family homes and a few small apartment buildings.
Proposed Development:	The homeowners propose a third story addition and interior renovation of the home. The third story addition would extend to the front façade with a new roof and dormer. A small portion of the existing roof structure would be maintained.

III. ZONING REQUIREMENTS and RELIEF REQUESTED

RF-1 Zone	Regulation	Existing	Proposed ¹	Relief:
Height E § 303	35 ft. max.	25 ft. 5 ins.	34 ft. 9 ins	None required
Lot Width E § 201	18 ft. min.	17 ft.	17 ft.	Existing nonconformity
Lot Area E § 201	1,800 sq. ft. min.	1,330 sq.ft.	1,330 sq.ft.	Existing nonconformity
Lot Occupancy E § 304	60% max.	67%	51.9%	None required
Front Yard E § 305	0 ft. min.	0 ft.	0 ft.	None required
Rear Yard E § 306	20 ft. min.	36.92 ft.	36.92 ft.	None required
Side Yard E § 307	None required, but 5 ft. min. if provided	0 ft.	0 ft.	None required
Roof Elements E 204	Original roof element – not be removed/alterd.	Roof with dormer	New roof and dormer	Relief required

IV. ANALYSIS

Subtitle E Chapter 5201 ADDITION TO A BUILDING OR ACCESSORY STRUCTURE

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 lot occupancy and required yards would not exceed the limits of the requirements.

5201.2 & 5201.3 not relevant to this application

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 front portion of the third floor addition, which is taller than existing and includes a new

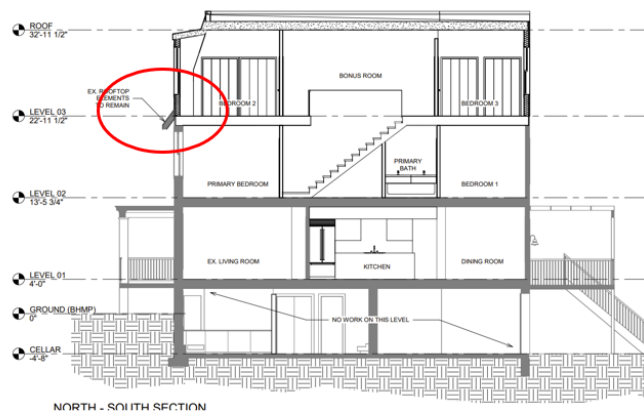
dormer, would not be set back from the front façade as can be seen on the south elevation of the plans ([Exhibit 12, Sheet 07](#) or [Exhibit 9 Sheet 3](#)). However, this would have no appreciable shadowing effect on the adjoining homes to the east or west. The addition would align with the homes at the rear as the building's footprint and would not extend beyond what currently exists.

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

Privacy would not be compromised beyond what currently exists from windows at the rear or front. Windows to the side elevations are not proposed.

(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 intent of the regulations is to allow home additions, including to the exterior, while maintaining overall neighborhood character as viewed from the street. This would also include anticipating some changes to certain exterior elements such as roof elements. In this case the addition retains a portion of the existing roof element while extending the roof to accommodate additional interior space at a third level, while remaining within the footprint of the existing home. See the following section drawing from the plans:



As viewed from the street, the visibility of the addition would not be substantially different to third -story additions to row homes, with new dormers. The property is not within a historic district, and the resulting style and pattern would not differ significantly from new additions and similar exterior renovations in the immediate neighborhood.

(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 includes the requirements and are on record at [Exhibits 2, 4, 9, and 12](#).

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 does not recommend additional design treatment to mitigate impacts on neighboring properties.

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 property will continue to be used as a single-family home as permitted within the 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 intent of the regulations anticipates such additions. In this case, the addition when viewed from the front façade presents as a modification from the existing roof pattern in the block, but the proposed façade and roof pattern is not uncommon in other renovations in the zone.

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

The requested relief would not adversely affect the use of neighboring property as discussed as shadows would not be significant beyond what currently exists.

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

There are no other conditions beyond the items under Section 5201.

V. OTHER DISTRICT AGENCIES

At the writing of this report, there were no comments from other District agencies.

VI. ADVISORY NEIGHBORHOOD COMMISSION

A report from ANC 7D's had not been added to the record at the writing of this report.

VII. COMMUNITY COMMENTS

The Capitol Hill Restoration Society (CHRS) submitted a letter in opposition at [Exhibit 17](#). The property is not in a historic district.

Figure 1: Location Map

