


MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

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

DATE: October 30, 2025

SUBJECT: BZA Case 21371: Request for special exception relief to construct a rear deck addition, to an existing, attached dwelling in the RF-1 zone.

I. RECOMMENDATION

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

- E § 207.1 Rear Yard (20 ft. required, 22.1 ft. existing; 14.5 ft. proposed); and
- E § 210.1 Lot Occupancy (60% required (70% by special exception); 63.3% existing; 69.7% proposed).

II. LOCATION AND SITE DESCRIPTION

Address:	1755 Hobart Street NW
Applicant:	Erik Hoffland for Alison and David DeSchryver
Legal Description:	Square 2588, Lot 80
Ward / ANC:	Ward 1; ANC 1D
Zone:	RF-1
Historic Districts	None
Lot Characteristics:	Rectangular lot measuring 1,700 sq.ft. with a 10 ft. building restriction line in the front and 15 ft. wide public alley in the rear.
Existing Development:	One-family, row dwelling.
Adjacent Properties:	Mixed use, apartments, flats, and row buildings.
Surrounding Neighborhood Character:	The surrounding area is primarily developed with one-family attached residential buildings.
Proposed Development:	The applicant is requesting relief to construct a 14-foot rear deck addition to an attached principal dwelling unit.

III. ZONING REQUIREMENTS and RELIEF REQUESTED

RF-1 Zone	Regulation	Existing	Proposed	Relief:
Lot Width E § 202	18 ft. min.	20 ft.	No change	None requested
Lot Area E § 202	1,800 sq. ft. min.	1,700 sq. ft.	No change	None requested
Height E § 203	35 ft. max.	30.5 ft.	No change	None requested
Rear Yard E § 207	20 ft. min.	8.2 ft.	8.2 ft.	Special Exception Requested
Side Yard E § 208	None required, 5 ft. min. if provided	N/A	N/A	None requested
Lot Occupancy E § 210	60% max.	63.3%	69.7%	Special Exception Requested
Parking C § 701	1 space required	1 space	No change	None requested

IV. OP ANALYSIS

Subtitle E Chapter 5201 SPECIAL EXCEPTION REVIEW 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.*

The applicant has requested special exception relief from the maximum lot occupancy and rear yard requirements of the RF-1 zone.

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 proposed rear deck requires relief from the maximum 60% lot occupancy requirement to allow less than the maximum lot occupancy by special exception. The applicant also

requests special exception relief from the required 20-foot rear yard requirement to allow a 14.5-foot rear yard.

The proposed deck off the main level of the house should not have an undue impact on light or air for the neighboring properties, as the structure would be uncovered and unenclosed, and should not cast significant shadows or block airflow.

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

The proposed uncovered rear deck addition could result in some views onto neighboring properties. However, the proposal should not have a significantly greater impact on the neighbor privacy than what is currently constructed and when compared to other decks in the area.

(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 deck would not be visible from the street, but would be visible from the rear alley. Decks are common in the area and vary in size and materials. The applicant proposes to replace an existing deck with a new, larger one. The proposed deck would be set back far enough from the rear property line, and designed and constructed to not significantly alter the character or appearance of the neighborhood when viewed from the alley.

(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 deck to adjacent properties.

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 requested relief would not result in a nonconforming structure that would exceed the maximum lot occupancy, height or number of stories 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 RF-1 zone requirements. The principal building would continue to be a single-family dwelling. The proposed deck would continue to be accessed from the main level of the home, and the applicant proposes maintaining the required off-street parking space. The proposed enlargement of the deck would not eliminate use of the rear yard and would not result in lot occupancy that exceeds the maximum allowed by special exception.

- (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 deck should not have adverse impacts on the adjacent properties. The proposed addition should not significantly impact light, airflow, privacy or use of the neighboring properties.

- (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

At the writing of this report, no comments from any District Agencies have been submitted to the record.

VI. ADVISORY NEIGHBORHOOD COMMISSION

At [Exhibit 22](#) is a report from ANC 1D in support of the application.

VII. COMMUNITY COMMENTS

At the writing of this report, there are eight letters of support from members of the community in the record.

Attachment: Location Map

Location Map

