

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**



**BZA Application No. 21374-A
Laura Williams and Kevin Donohue
4401 Garrison Street, NW (Square 1581, Lot 80)**

DECISION DATE (21374):	October 29, 2025 (Expedited Review)
ORDER ISSUANCE DATE (21374):	November 4, 2025
DECISION DATE (21374-A):	September 2, 2026

**SUMMARY ORDER ON REQUEST FOR
MODIFICATION WITHOUT HEARING**

Pursuant to notice, at its September 2, 2026, public meeting, the Board of Zoning Adjustment (“**Board**” or “**BZA**”) deliberated on a request for a modification without hearing to BZA Order No. 21374 to modify the rear yard relief to construct a one-story rear screened-in porch addition, to an existing, detached, two-story with basement, principal dwelling unit. The Board considered the request for a modification without hearing under Subtitle Y § 703 of Title 11 of the DCMR (Zoning Regulations of 2016, the “**Zoning Regulations**” to which all references are made unless otherwise specified). For the reasons stated below, the Board **APPROVES** the request for modification.

ORIGINAL APPLICATION. In Application No. 21374, the Board approved the request by Laura Williams and Kevin Donohue (the “**Applicant**”) for a special exception from the rear yard requirements of Subtitle D § 207.1, pursuant to Subtitle D § 5201 and Subtitle X § 901.2 to construct a one-story rear screened-in porch addition, to an existing, detached, two-story with basement, principal dwelling unit in the R-2 zone. The Board issued Order No. 21374 on November 4, 2025. (Exhibit 4 of the record for Case No. 21374-A.)

PROPOSED MODIFICATION. On May 22, 2026, the Applicant submitted a request for a modification without hearing to Order No. 21374. (Exhibits 1-12.) The request proposed to modify the approved rear yard setback. There is no change to the previously approved plans; the Applicant seeks to address a measurement discrepancy between the survey approved by the Board and the historic survey used by the Department of Buildings (“**DOB**”) for a wall check during construction of the addition. An updated surveyor’s plat consistent with DOB’s documentation has been provided in Exhibit 10 of the record.

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EXHIBIT NO. 18

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NOTICE OF THE REQUEST FOR MODIFICATION. Pursuant to Subtitle Y §§ 703.10-703.11, the Applicant provided proper and timely notice of the request for a modification without hearing. (Exhibit 7.)

PARTIES. The parties to this case were the Applicant and Advisory Neighborhood Commission ("ANC") 3E.

ANC REPORT. The ANC's report indicated that at a regularly scheduled, properly noticed public meeting on July 21, 2026, at which a quorum was present, the ANC voted to support the modification. (Exhibit 17.) The ANC report included a condition that the Applicant install at least one rain barrel or rain garden to mitigate the loss of permeable space. The Board did not adopt this as a condition of the order.

OFFICE OF PLANNING ("OP") REPORT. OP submitted a report recommending approval of the modification. (Exhibit 16.)

DISTRICT DEPARTMENT OF TRANSPORTATION ("DDOT") REPORT. DDOT did not submit a report to the record.

CONCLUSIONS

The Board determines that the Applicant's request complies with Subtitle Y § 703.7, which defines a modification without hearing as a "proposed change to a condition cited by the Board in the final order, or a redesign or relocation of architectural elements and open spaces from the final design approved by the Board." Based upon the record, the Board concludes that in seeking a modification without hearing, the Applicant has met its burden of proof under Subtitle Y § 703.7.

Pursuant to Subtitle Y § 604.3, the order of the Board may be in summary form where granting an application when there was no party in opposition. As a summary order, it does not constitute binding legal precedent on the Board and shall not be considered by the Board in evaluating future applications.

DECISION

Based on the case record, the Board concludes that the applicant has satisfied the burden of proof for a modification without hearing to modify the rear yard relief to construct a one-story rear screened-in porch addition, to an existing, detached, two-story with basement, principal dwelling unit.

Accordingly, it is **ORDERED** that the modification request is **GRANTED** consistent with the survey shown in Exhibit 10 of the record,

In all other respects, Order No. 21374 remains unchanged.

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VOTE: 4-0-1 (Michelle Pourciau, Paul Goldstein, Melissa Lindsjo, and Gwen M. Wright to APPROVE; Robyn Jackson Wells not present, not participating)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

A majority of the Board members approved the issuance of this order.

ATTESTED BY:  On behalf of
SARA A. BARDIN
Director, Office of Zoning

FINAL DATE OF ORDER: September 9, 2026

PURSUANT TO 11 DCMR SUBTITLE Y § 604.11, NO ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN (10) DAYS AFTER IT BECOMES FINAL PURSUANT TO SUBTITLE Y § 604.7.

PURSUANT TO 11 DCMR SUBTITLE Y § 702.1, THIS ORDER SHALL NOT BE VALID FOR MORE THAN TWO YEARS, UNLESS, WITHIN SUCH TWO-YEAR PERIOD, AN APPLICATION FOR A BUILDING PERMIT FOR THE ERECTION OR ALTERATION APPROVED IS FILED WITH THE DEPARTMENT OF BUILDINGS FOR THE PURPOSE OF SECURING A BUILDING PERMIT, OR A REQUEST FOR A TIME EXTENSION PURSUANT TO SUBTITLE Y § 705 IS FILED PRIOR TO THE EXPIRATION OF THE TWO-YEAR PERIOD AND THE REQUEST IS GRANTED. PURSUANT TO SUBTITLE Y § 703.14, NO OTHER ACTION, INCLUDING THE FILING OR GRANTING OF AN APPLICATION FOR A MODIFICATION PURSUANT TO SUBTITLE Y §§ 703 OR 704, SHALL TOLL OR EXTEND THE TIME PERIOD.

PURSUANT TO 11 DCMR SUBTITLE Y § 604, APPROVAL OF AN APPLICATION SHALL INCLUDE APPROVAL OF THE PLANS SUBMITTED WITH THE APPLICATION FOR THE CONSTRUCTION OF A BUILDING OR STRUCTURE (OR ADDITION THERETO) OR THE RENOVATION OR ALTERATION OF AN EXISTING BUILDING OR STRUCTURE. AN APPLICANT SHALL CARRY OUT THE CONSTRUCTION, RENOVATION, OR ALTERATION ONLY IN ACCORDANCE WITH THE PLANS APPROVED BY THE BOARD AS THE SAME MAY BE AMENDED AND/OR MODIFIED FROM TIME TO TIME BY THE BOARD OF ZONING ADJUSTMENT.

IN ACCORDANCE WITH THE D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 *ET SEQ.* (ACT), THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, GENDER IDENTITY OR EXPRESSION,

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FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, GENETIC INFORMATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION.