

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Philip Bradford, AICP, Case Manager
Joel Lawson, Associate Director Development Review

DATE: January 6, 2026

SUBJECT: BZA Case 21384: Request for special exception relief to construct a two-story rear addition to an existing semi-detached two-story principal dwelling unit.

I. RECOMMENDATION

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

- E § 207.4 Rear Yard (Rear Extension) (10 ft. maximum permitted, 8 ft. existing; 27 ft. proposed)

II. LOCATION AND SITE DESCRIPTION

Address:	630 Randolph Street NW
Applicant:	Adetokunbo Oluyole
Legal Description:	Square 3233 Lot 0077
Ward / ANC:	Ward 4; ANC 4C
Zone:	RF-1
Lot Characteristics:	Rectangular lot, 28 feet wide with 100 feet of lot depth.
Existing Development:	Semi-detached two-story principal dwelling
Adjacent Properties:	Semi-detached, row, and single unit dwellings
Surrounding Neighborhood Character:	Low to moderate density residential predominantly consisting of row-dwellings, with commercial and mixed-use development along Georgia Avenue NW in the NMU-7B/GA and MU-7B zones one block west.
Proposed Development:	Rear extension of the existing semi-detached dwelling

III. ZONING REQUIREMENTS and RELIEF REQUESTED

RF-1 Zone	Regulation	Existing	Proposed ¹	Relief:
Density E § 201	2 principal units max.	1 unit	No change	None requested
Lot Width E § 202	18 ft. min.	28 ft.	No change	None requested
Lot Area E § 202	1,800 sq. ft. min.	2,800 sq.ft.	No change	None requested
Height E § 203	35 ft. max.	27 ft.	No change.	None requested
Rear Yard E § 207	20 ft. min.	20 ft.	26 ft.	None requested
Rear Extension E § 207.4	10 ft. max. beyond neighboring houses	8 ft.	27 ft.	Special Exception Requested
Side Yard E § 208	None required, but 5 ft. min. if provided	6.09 ft. (left side)	No change	None requested
Lot Occupancy E § 210	60% max.	39 %	59.6 %	None requested
Parking C § 701	0 spaces required per C § 702.4(a)	0	No Change	None requested

IV. OP 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 applicant is requesting special exception relief to extend the rear wall in excess of 10 feet beyond the adjacent property.

Note: Information in the table obtained from the ZA referral memorandum in [Exhibit 21](#).

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;

Granting the relief should not unduly affect the light and air available to neighboring properties. The adjacent property to the west is a single unit detached dwelling and the attached property to the east is on lot that is larger than the minimum lot size and abuts an alley or street on both sides providing more light and air than a typical property.

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

The applicant's plans and elevations in [Exhibit 6](#) contain inconsistencies between windows shown on the elevations and windows shown on the floor plans which make it unclear to assess the privacy impact of the rear extension. However, given the lot configuration at this corner of the square, it is unlikely that privacy impacts would be undue.

(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 addition along with the original building, when viewed from the alley or street, would not visually intrude upon the scale and pattern of houses along the street. The addition is visible from the alley despite the house not having alley access, and is visible from 7th Street NW. The addition is similar in character to several other additions on nearby homes and should not appear out of scale or character with other homes along the frontage.

(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 has provided plans, photographs, and elevations sufficient to demonstrate the relationship of the proposed addition to adjacent buildings and views from right of ways, satisfying this requirement.

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 any special treatment.

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 special exception request would not result in the expansion of a non-conforming use, or lot occupancy beyond what is authorized in this section.

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 requested relief would not result in a form, height, or intensity of use that would be inconsistent with the intent of the RF-1 zone. It would allow for additional building area within a single unit semi-detached dwelling zoned for this type of development.

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

Approval of the requested special exception relief would not adversely affect the use of any neighboring property. The addition complies with all development standards for the zone other than the rear addition requirements and is designed to be consistent with existing neighboring character, therefore it should not adversely impact the adjacent properties.

V. OTHER DISTRICT AGENCIES

DDOT informed OP that they have no objection to the approval of the application. At the writing of this report, no comments from any other District agency have been submitted to the record.

VI. ADVISORY NEIGHBORHOOD COMMISSION

At [Exhibit 16](#), is a report in support from ANC 4C.

VII. COMMUNITY COMMENTS

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

Attachment: Location Map

Figure 1: Location Map

