


## **MEMORANDUM**

**TO:** District of Columbia Board of Zoning Adjustment

**FROM:** Karen Thomas, Case Manager  
 Joshua Mitchum, Development Review Specialist

**DATE:** January 16, 2026

**SUBJECT:** BZA Case 21386 - request for special exception relief pursuant to allow a third story, and a three-story with basement rear addition at 1332 Corbin Place, NE.

### **I. RECOMMENDATION**

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

- E § 210.1 Lot Occupancy (60% max. permitted, 57 % existing, 68 % proposed)
- E § 207.1 Rear Yard (20 ft min allowed: 16.7 feet existing; 11.75 feet proposed).

### **II. LOCATION AND SITE DESCRIPTION**

Address:	1332 Corbin Place NE
Applicant:	AMW Associates, LLC
Legal Description:	Square 1031, Lot 170
Ward / ANC:	ANC 6A
Zone:	RF-1 - permits row dwellings and flats.
Historic Districts	None
Lot Characteristics:	The lot is rectangular with no remarkable grade changes, abutting a fifteen-feet wide alley at the rear.
Existing Development:	The property is developed with a two-story, brick, row, single-family dwelling.
Adjacent Properties:	The adjacent properties include attached homes similar in design to the subject property.
Surrounding Neighborhood Character:	The surrounding neighborhood is improved with a mix of low to medium density residential developments comprising one-family row dwellings, some of which have undertaken renovations.
Proposed Development:	The Applicant seeks to construct a rear 8 feet, two-story addition and a third-floor addition. The third-floor addition would be setback from the roof's frontage. The proposed rear wall would not exceed 10 feet beyond the adjoining rear walls of the abutting properties.

### III. ZONING REQUIREMENTS and RELIEF REQUESTED

RF-1 Zone	Regulation	Existing	Proposed <sup>1</sup>	Relief:
Height E § 203	35 ft. max.	29.5 ft./2 stories	34.25 ft./3 stories	None required
Lot Width E § 202	18 ft. min.	17 ft.	17 ft.	None required
Lot Area E § 202	1,800 sq. ft. min.	1,168.75 sf	1,168.75 sf	Existing nonconformity
<b>Lot Occupancy E § 210</b>	60% max.	57%	68 %	<b>Relief requested</b>
<b>Rear Yard E § 207</b>	20 ft. min.	16.7 ft.	11.75 ft.	<b>Relief requested</b>
Side Yard E § 208	None required, but 5 ft. min. if provided	N/A	N/A	None 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 existing lot occupancy (57%) would be increased to 68%, not to exceed the maximum permitted 70% under special exception relief.

The subject property's rear wall currently aligns with the adjoining properties' rear wall. The proposed 8-foot addition would not exceed the maximum permitted 10 feet beyond the adjoining property's furthest rear wall and would reduce the non-conforming rear yard from 16.7 feet to 11.75 feet, according to the Applicant's information.

*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 addition is not expected to significantly affect light or air for neighboring properties, as its depth will remain within the standard limit of 10 feet beyond adjacent rear walls. Given the orientation of homes along Corbin Place, any shadowing on adjoining properties should be minimal. Overall, the reduction in light and air access for neighboring homes is anticipated to be negligible.

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

The addition includes windows and a rear-facing deck. The deck, located off the first floor, connects to the dining room and provides access to the backyard. Views from the dining area will primarily overlook the alley, not neighboring yards, helping to protect privacy. In addition, opaque fencing on both sides of the property will further reduce any potential privacy concerns for adjoining neighbors.

- (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 is typical of rear additions and would not be substantially different in terms of design or the materials for additions within the neighborhood. This project is not within the Capitol Hill Historic District. However, the Capitol Hill Restoration Society (CHRS) has issued a letter in support at [Exhibit 27](#).

- (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 the following:

Plans & Elevations – [Exhibit 4](#): Surveyor's Plat - [Exhibit 10](#) : Photos – [Exhibit 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 propose special design treatment for protection of nearby 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 would continue to be used as a single-family home as permitted in 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 proposed addition would be in harmony with the intent of the Regulations, as it satisfies the criteria and creates minimal impacts to the adjoining neighbors as discussed prior.

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

The proposed addition is designed to minimize impacts on neighboring properties. It will not significantly affect light or air access and meets the height and lot coverage limits allowed under the approved zoning relief. Privacy concerns are also unlikely, as the rear extension will stay within the standard limit of 10 feet beyond adjacent rear walls. Additionally, the Applicant has confirmed that no solar panels are currently installed on neighboring properties.

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

The conditions were satisfied as discussed prior.

## **V. OTHER DISTRICT AGENCIES**

The District Department of Transportation (DDOT) informed OP by email (1/9/2026) that there were no concerns with the application.

## **VI. ADVISORY NEIGHBORHOOD COMMISSION**

The ANC 6A's recommendation of support is included in the record at [Exhibit 16](#) of the record.

## **VII. COMMUNITY COMMENTS**

Community comments were not included in the record at the writing of this report.

Attachment: Location Map

Figure 1: Location Map

