

Application of

AMW Associates LLC

1332 CORBIN PLACE NE

Washington, DC 20002

BZA Case No. 21386 | Special Exception Relief for Lot Occupancy & Rear Yard

Hearing Date: June 10, 2026

Board of Zoning Adjustment · District of Columbia · RF-1 Zone · SQ. 1031, LOT 170

Board of Zoning Adjustment
District of Columbia
CASE NO. 21386
EXHIBIT NO. 48A

Project Overview

Renovation & Addition — 1332 Corbin Place NE

- Renovation of existing 1915 row dwelling
- New third-floor addition
- 8 ft. rear addition (main, 2nd & 3rd floors)
- 4 ft. rear deck at first floor
- 4 ft. basement rear extension
- New interior layout, new MEP, new structural framing
- One off-street parking space via alley roll-up door

Nature of Relief Sought

Special Exception under 11 DCMR Subtitle X, Ch. 9, § 900.2

Special Exception relief under:

- Subtitle E § 207.1 — Rear Yard Setback
- Subtitle E § 210.1 — Lot Occupancy
- Pursuant to E § 5201.1(a) & (b)
- And Subtitle X § 900.2

All other zoning standards are met.

Property Information

1332 Corbin Place NE — Square 1031, Lot 170

Address	1332 Corbin Place NE, Washington, DC 20002
Square / Lot	Square 1031, Lot 170
Zone	RF-1 (Residential Flat)
Lot Area	1,169 sq. ft.
Existing Footprint	~498 sq. ft.
Existing Lot Occupancy	~50%
Rear Alley	Abuts 15 ft. public alley at rear
Existing Rear Yard	Nonconforming (approx. 4 ft. short of required 20 ft.)
Year Built	1915

Existing Conditions

Pre-Renovation Status of 1332 Corbin Place NE

- 2-story plus basement row dwelling (constructed 1915)
- No off-street parking
- Rear yard approx. 4 ft. short of required 20 ft. minimum
- Interior layout outdated — full reconfiguration proposed
- Existing roof to be removed for new third-floor addition
- Existing porch and masonry party walls to remain

Proposed Additions

Summary of New Construction Elements

Basement

+4 ft. rear extension

Rear Deck

4 ft. (first floor only)

Parking

1 space accessed from alley via roll-up door

1st, 2nd, 3rd Floors

+8 ft. rear addition

Third Floor

Full new level, set back 12 ft. from front façade

MEP / Structure

Full replacement of mechanical, electrical, plumbing & framing

Architectural Summary

Design Commitments & Key Features

- Front façade: brick veneer with historic trim and cornice detailing
- Third floor recessed 12 ft. from front wall to preserve block character
- No exposed CMU visible from public right-of-way or neighboring properties
- No rooftop mechanical equipment visible from Corbin Place NE
- No side windows or fenestration on party walls
- No 2nd or 3rd floor rear decks or balconies

Zoning Compliance Snapshot

RF-1 Zone District — What Complies and What Relief Is Needed

✓ Complies With

- Height
- Number of stories (3)
- Use — single-family
- Front setback
- Side setbacks (row dwelling)
- Parking (1 provided, 0 required)

Relief Needed Only For

- Rear yard setback — Subtitle E § 207.1
- Lot occupancy — Subtitle E § 210.1

Lot Occupancy

Subtitle E § 210.1 — Special Exception Relief

Existing

~57%

588.1 SF / 1,169 SF lot

Proposed

~68%

724.1 SF / 1,169 SF lot

Net Change

+11%

Within § 5201 parameters

- Relief permitted under E § 5201
- Consistent with neighboring rowhouses, many of which exceed 60% lot occupancy
- Net increase in lot occupancy is ~18%, from ~50% to ~68%

Rear Yard

Subtitle E § 207.1 — Special Exception Relief

Required

20 ft.

Minimum rear yard

Existing

~16 ft.

Nonconforming — ~4 ft. short

Proposed

11.75 ft.

Beyond existing nonconformity

- Existing structure already nonconforming with respect to prescribed rear yard setback
- Rear addition (8 ft.) and rear deck (4 ft.) increase existing nonconformity by ~30%
- Eligible for special exception under E § 5201.1(a)
- Rear addition extends only 8 ft. beyond the rear walls of immediately adjoining buildings

Burden of Proof

Subtitle X, § 901.2 — Three-Prong Test

Applicant must demonstrate that the special exception:

(a)

Harmony with Zoning Regulations

Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps.

(b)

No Adverse Effect on Neighboring Properties

Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps.

(c)

Special Conditions Met

Will meet such special conditions as may be specified in this title (Subtitle E, Ch. 52, §§ 5201.4–5201.7).

The project satisfies all three criteria.

Harmony with Zoning Regulations

X, § 901.2(a) — Compliance Demonstration

- RF-1 zone encourages row dwellings as a matter of right (Subtitle E §§ 100.1, 100.4)
- Single-family use remains unchanged
- Height and number of stories remain compliant
- Third-floor setback (12 ft.) preserves block rhythm and architectural scale
- Rear addition consistent with neighborhood pattern of rear extensions and decks
- The proposed project complies with all other applicable provisions of the RF-1 zone

No Adverse Effect on Neighboring Properties

X, § 901.2(b) — Neighbor Impact Analysis

- No side windows or openings on party walls
- No upper-level (2nd or 3rd floor) rear decks
- Rear addition limited to 8 ft. — modest depth relative to alley separation
- Adjacent homes at 1328 and 1336 Corbin Place already have rear decks extending beyond their rear walls
- Light and air unaffected — solid masonry party walls, no side openings on adjacent buildings
- Privacy preserved — 15 ft. public alley separates rear of property from opposite dwellings
- One off-street parking space added — reduces on-street parking demand

Special Conditions — Light & Air

E § 5201.4(a) — Impact on Light and Air of Neighboring Properties

- No side openings on adjacent properties — all share common masonry party walls
- Rear addition is modest in depth — only 8 ft. beyond adjoining buildings' rear walls
- Third-floor setback (12 ft. from front wall) reduces massing along the street
- Neither immediately adjoining property features a roof deck
- No shadow impacts beyond typical rowhouse conditions
- 15 ft. public alley provides separation to properties facing the opposite block

Special Conditions — Privacy

E § 5201.4(b) — Privacy of Use and Enjoyment

- No side windows or fenestration on party walls
- No 2nd or 3rd floor rear decks or balconies
- Ground-level rear deck limited to 4 ft. in depth
- Third-floor setback (12 ft.) reduces visibility from public right-of-way
- 15 ft. public alley separation between rear of property and opposite dwellings
- Proposed third-floor addition does not overlook any neighboring rooftop or deck

Special Conditions — Visual Intrusion

E § 5201.4(c) — Character, Scale & Pattern

- Third floor recessed 12 ft. from front building wall — respects established block setback
- Brick veneer and historic trim detailing match the character of surrounding Corbin Place homes
- Cornice line and detailing consistent with historic cornice character of the block
- No visible rooftop mechanical equipment from Corbin Place NE public right-of-way
- Rear addition aligns with the existing neighborhood pattern of rear projections and open decks

Special Conditions — § 5201.6

Limitations on Scope of Special Exception Relief

The project does not:

- Introduce or expand a nonconforming use
- Exceed the allowable building height
- Exceed the allowable number of stories
- Seek lot occupancy beyond what E § 5201 permits (max 70% under special exception — proposed 68% falls under BZA discretion consistent with the provision)

Community Engagement

Neighbor Outreach & Design Process

- Multiple meetings with immediately adjoining neighbors conducted March–May 2026
- Design revisions incorporated based on neighbor feedback
- Construction communication plan established — single point of contact designated
- All three immediately adjoining property owners signed the Neighbor Agreement (Exhibit 43A)
- ANC 6A session held prior to BZA filing
- Neighbors at 1328, 1336, and 1338 Corbin Place NE each signed in support

Neighbor Agreement Highlights

Exhibit 43A — Signed by All Adjoining Property Owners

Neighbors at 1328, 1336 & 1338 Corbin Place NE fully support the project | All signed: 05/31/2026

- 12 ft. third-floor setback from front building wall
- 8 ft. maximum rear addition (main, 2nd & 3rd floors); 4 ft. at basement
- No 2nd or 3rd floor rear decks or balconies
- Front-facing 3rd floor clad in brick veneer — no exposed CMU
- Trim molding and cornice line consistent with historic character of Corbin Place
- Hidden rooftop equipment — not visible from Corbin Place NE
- No short-term or vacation rentals during AMW Associates' ownership
- Asbestos testing and licensed abatement as required
- 24-hour advance construction notice for major activities

Site Plan

Builder's Plat — 1332 Corbin Place NE

Digital Verified - e6b3c3f0-6655-483d-83c3-f65a779b27d2

**DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR**

Washington, D.C., May 21, 2025

Plat for Building Permit of:
SQUARE 1031 LOT 170

Scale: 1 inch = 10 feet

Recorded in Book 51 Page 94

Receipt No. 25-03997

Drawn by: A.S.

Furnished to: ALEJANDRO MERILES-MEDINA

I hereby certify that the dimensions and configuration of the lots herein depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of ASLT lots are provided by the Office of the Surveyor and may not necessarily agree with the deed description(s).

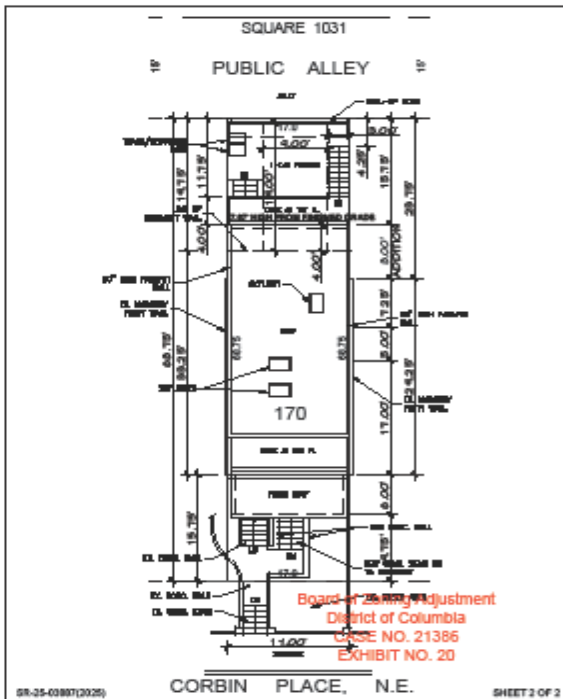
[Signature]
Surveyor, D.C.

I hereby certify that on this plat on which the Office of the Surveyor has shown the dimensions of Block 1, I have accurately and completely depicted and labeled the following:
 1) all existing buildings and improvements including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing fire-on-line or party wall labeled as such, with its projections and improvements in public space - with complete and accurate dimensions;
 2) all proposed buildings and improvements including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing fire-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy portions of such or green area set-aside requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application;
 3) any existing driveway or wall on an adjacent property that is located within 10 feet of this plat.
 I also hereby certify that:
 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
 2) there is no clerical change exceeding ten feet measured between lot lines, or if so, this clerical change is depicted on a site plan submitted with the plan for this permit application;
 3) I have hereon and hereby certify that a certified application with the Office of the Surveyor;
 4) I have hereon and hereby certify that a certified application with the Office of the Surveyor, and;
 5) if there are changes to the lot and/or boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Surveyor for review and approval prior to permit issuance.
 The Office of the Surveyor Administrator will only accept a building plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.
 I acknowledge that any inaccuracy or error in any depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to nullification, including revocation under Sections 1615.4(f) and 1615.5.2 of the Building Code (Title 22A of the DCMR) as well as prosecution and penalties under Section 401 of D.C. Law 4-164 (D.C. Official Code §22-401).

Signature: _____
 Date: 05/13/2025
 Printed Name: **Alejandro Meriles-Medina** Relationship: **Lot Owner/Improver, Owner**
 If a registered design professional, provide license number _____ and include stamp below.

0 10 20 30
SCALE: 1"=10'

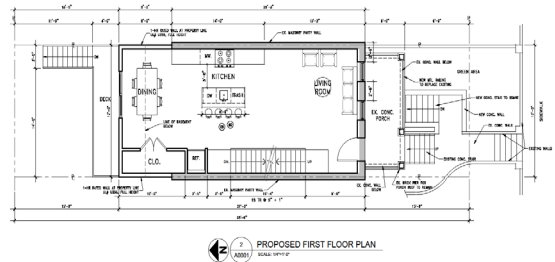
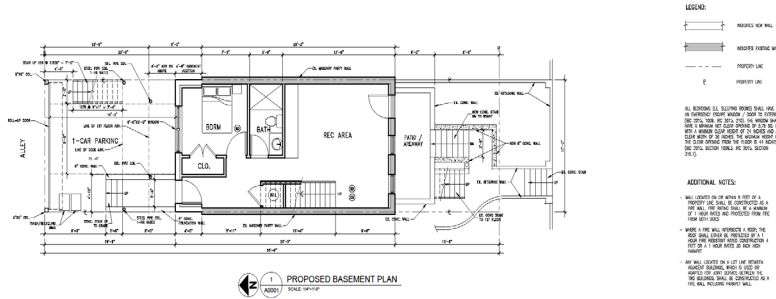
SR-25-03997(2025) SHEET 1 OF 2



- 15 ft. public alley (rear)
- 1-car parking space
- 8 ft. rear addition
- 4 ft. first-floor deck
- 12 ft. third-floor setback
- Masonry party walls

Proposed Floor Plans

Proposed Floor Plans — New Construction

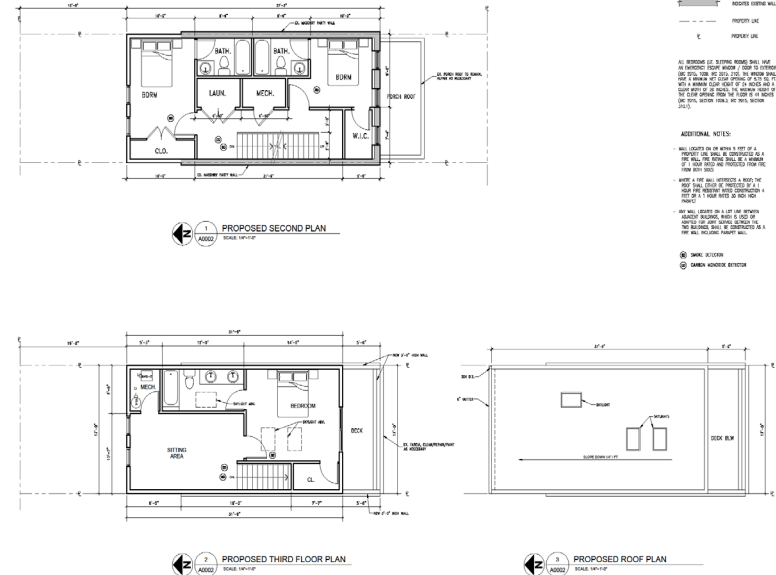


RENOVATION OF EXISTING HOUSE

1332 CORBIN PLACE
WASHINGTON, D.C.

BASEMENT AND
FIRST FLOOR PLAN

A0001



RENOVATION OF EXISTING HOUSE

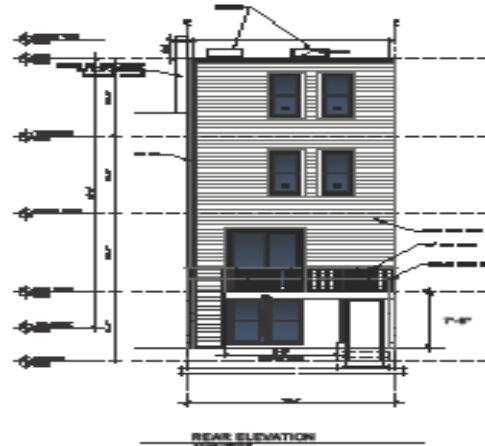
1332 CORBIN PLACE
WASHINGTON, D.C.

SECOND AND
THIRD FLOOR AND
ROOF PLAN

A0002

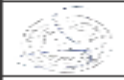
Elevations

Front and Rear



RENOVATION OF EXISTING HOUSE

13332 CORBIN PLACE NE
WASHINGTON, D.C.



FRONT AND REAR
SECTIONS

A0003

Neighborhood Context

Photographs



Benefits of the Project

Community, Safety & Quality of Life Improvements

- Adds one off-street parking space — reduces on-street parking demand
- Improves structural safety and integrity of a 110-year-old building
- Preserves and enhances historic character of Corbin Place NE
- Provides modernized, code-compliant housing in the Capitol Hill neighborhood
- Fully supported by all three immediately adjoining property owners
- No adverse impacts on light, air, or privacy of neighboring properties

Conclusion

Application of AMW Associates LLC | 1332 Corbin Place NE | BZA Case No. 21386 | June 10, 2026

The Applicant respectfully requests approval because:

- The project is in harmony with the Zoning Regulations
- It does not adversely affect neighboring properties
- It meets all special exception criteria under E § 5201
- It has full support from all three adjoining neighbors (Exhibit 43A)
- It improves the property and the broader Corbin Place NE block

For all the foregoing reasons above the Applicant respectfully requests approval of the special exception relief for 1332 Corbin Place NE.