

BZA Application No. 21392

**William Michael Ellis Jr. Trustee and Jeanne Van Voorhees Ellis Trustee
1610 32nd Street, NW**

**Board of Zoning Adjustment
District of Columbia
CASE NO. 21392
EXHIBIT NO. 29**

Overview & Requested Relief

- The Property is located in the R-3 Zone and is improved with a 3-story row building used as a single-family dwelling.
- The Applicant is proposing an addition to the second story (main level), at the rear of the Building and a small deck and staircase.
- The proposed Addition will be located above an existing one-story extension at the lowest level of the Building. It will overhang portions of that lowest level, and the deck will encroach into the rear yard and increase the proposed lot occupancy to 62.7%.
- The rear yard set back, in the area of the deck (the deck is 8 ft. wide), will be 16 feet and 1.5 inches where 20 feet is required and the total lot occupancy, on the first story, is being increased to 62.7%, where 60% is allowed.
- Accordingly, the Applicant is requesting special exception relief from the rear yard requirements of D-207.1 and the lot occupancy requirements of D-210.1, pursuant to D-5201.

Agency Support

- The Office of Planning recommends approval.
- ANC 2E voted not to support or oppose.



Subj. Property
1610 32nd St., NW



Current View



Future View



Current View



Future View



General Special Exception Requirements

Granting of the Special Exception will be in Harmony with the General Purpose and Intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely, the Use of Neighboring Property in accordance with the Zoning Regulations and Zoning Maps.

The granting of the special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps. The Property is located in the R-3/GT zone and “the R-3 zone is intended to permit attached row houses on small lots” The Property will remain an attached single-family row dwelling. The proposed rear yard and lot occupancy requests are permitted via special exception approval. Accordingly, the proposed Addition will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps.

Requirements of Subtitle D § 5201	Project
(a)The light and air available to neighboring properties shall not be unduly affected;	As demonstrated in the shadow study, the proposed project results in minimal light and air impacts on the neighboring property to the north, and any such impact arises only from the 8x6 open deck affecting the lot occupancy of the first story. The proposed second story addition, results in a proposed lot occupancy for that story of 57.5%.
(b)The privacy of use and enjoyment of neighboring properties shall not be unduly compromised	The photographs showing the current and prospective views of the neighbor's property from the Applicant's property demonstrate that the matter-of-right addition to the second story will improve privacy over the existing condition by replacing open viewing space with enclosed building area. A privacy fence is proposed on the 8x6 proposed deck.
(c)The proposed addition or accessory structure, together with the original 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;	The proposed Addition is located at the rear of the house and will not be visible from any public ways. This Property is located in both the Georgetown Historic District and within the Commission of Fine Arts jurisdiction area. Accordingly, it is subject to review from both authorities in terms of its compatibility with the character, scale, and pattern of houses.

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AS101 SHADE ANALYSIS- AUTUMN

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CODE ANALYSIS

2021 INTERNATIONAL RESIDENTIAL BUILDING CODE FOR ONE AND TWO FAMILY DWELLINGS W/ 2018 ICC CODES, 2011 NFPA 70, & 2018 WASH. DC CONSTRUCTION CODE SUPPLEMENT (12 DCMR).

USE GROUP R
CONSTRUCTION TYPE: COMBUSTIBLE, WOOD FRAME

1610 32nd. St. NW.
Washington, DC.
SCOPE OF WORK:

RENOVATION OF THE REAR TERRACE OF EXISTING RESIDENCE.

BUILD. AREA CALCULATIONS

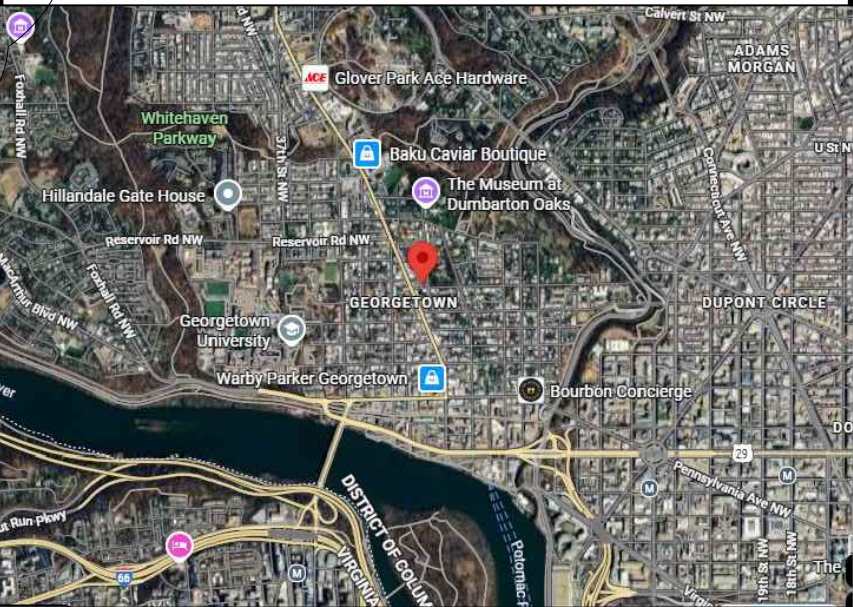
BUILDING AREA CALCULATION PER LEVEL

	EXISTING FOOTPRINT S. F.	LOT C.	PROPOSED FOOTPRINT S. F.	LOT C.
GROUND FL	1036.96 S. F.	56.97%	1140.95 S. F.	62.7%
MAIN FL	775.33 S. F.	42.60%	1045.75 S. F.	57.5%
THIRD FL	730.85 S. F.	40.2%	730.85 S. F.	40.2%



1610 32ND STREET
WASHINGTON DC

PRIVATE RESIDENCE



VICINITY MAP

HEIGHT CALCULATION

EXISTING HOUSE NOT BEING MODIFIED AT ALL HEIGHT WISE. HEIGHT 30' - 3" MEASURED FROM LOWER LEVEL SLAB REMAINS SAME.

REVIEW SET

FOR REVIEW ONLY, NOT FOR CONSTRUCTION

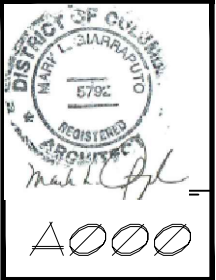
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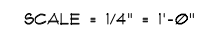
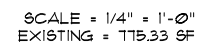
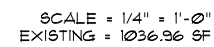
DATE	SUBMISSION
12.19.2025	BZA REV.
2.9.2026	FRT PORCH



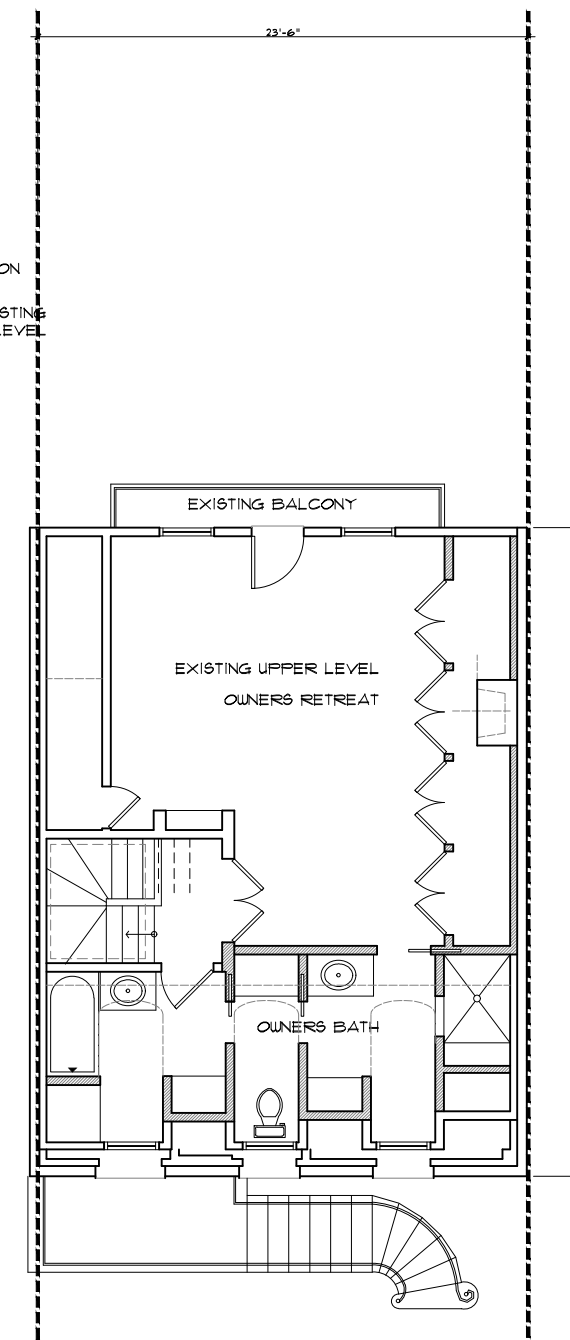
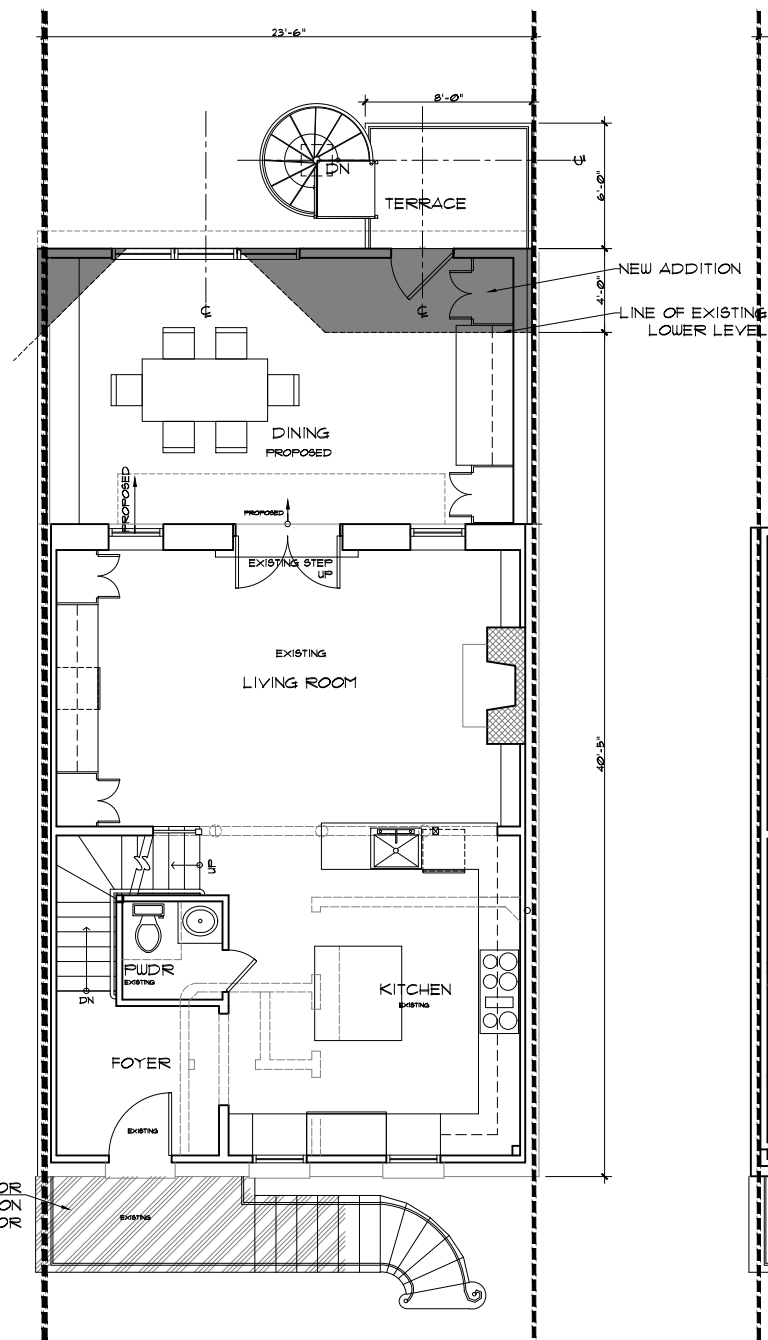
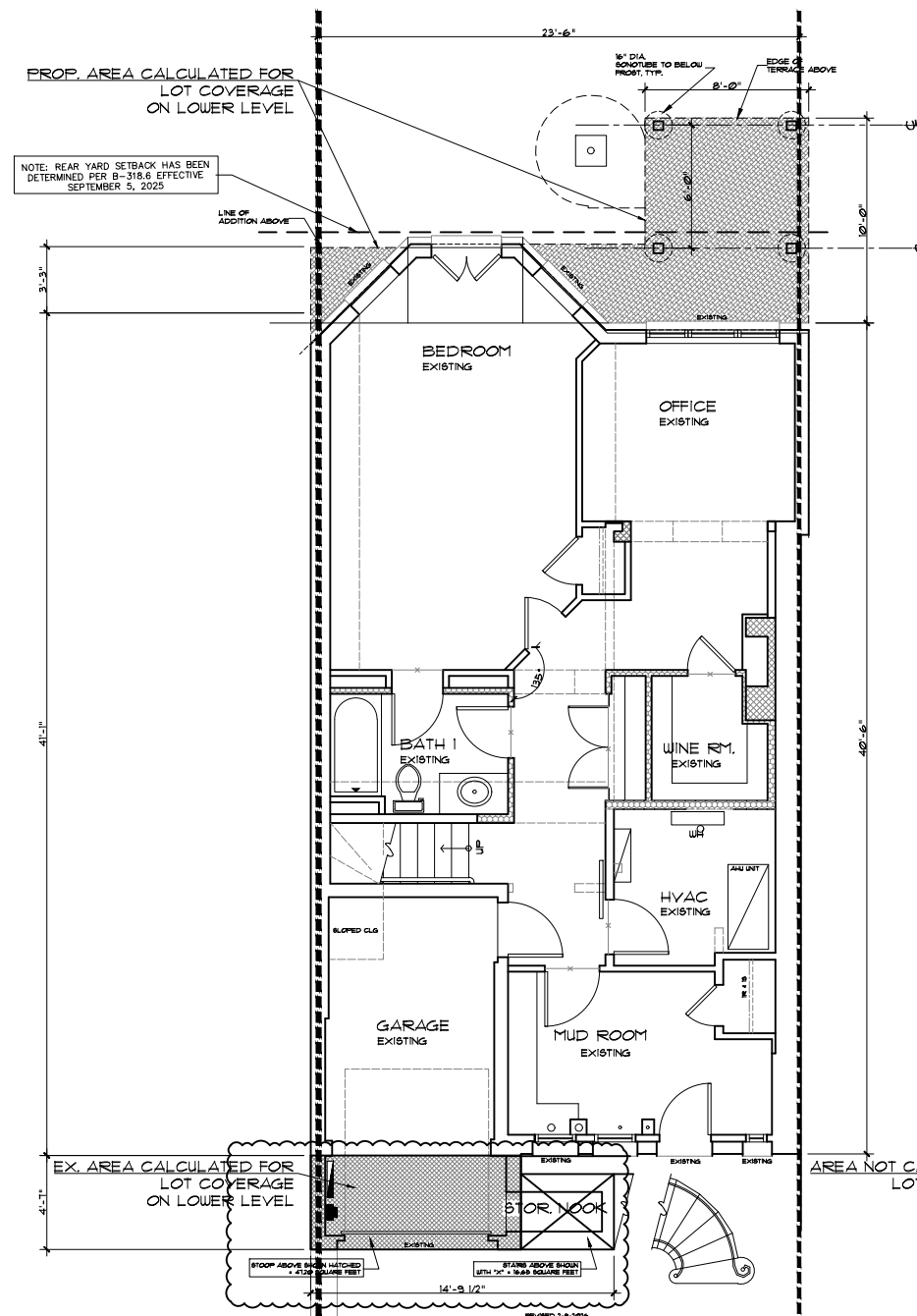
STUDIO Z DESIGN CONCEPTS, LLC
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ELLIS RESIDENCE
1610 32ND ST NW
WASHINGTON DC





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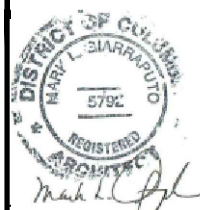
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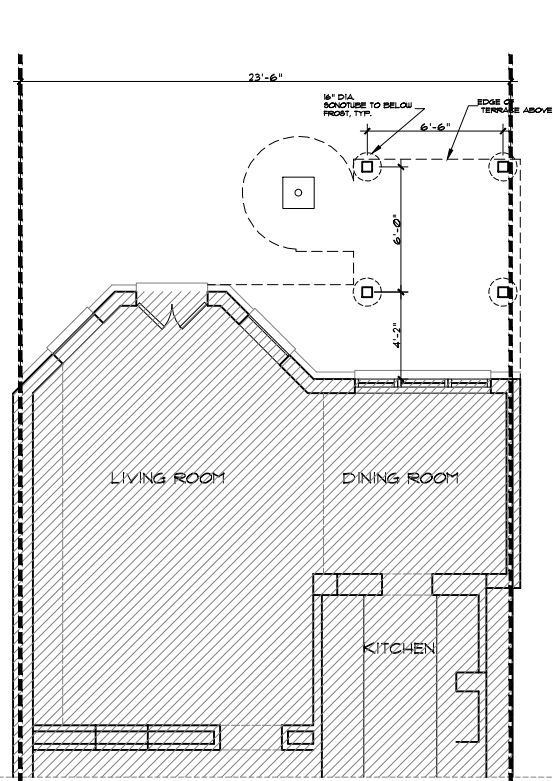
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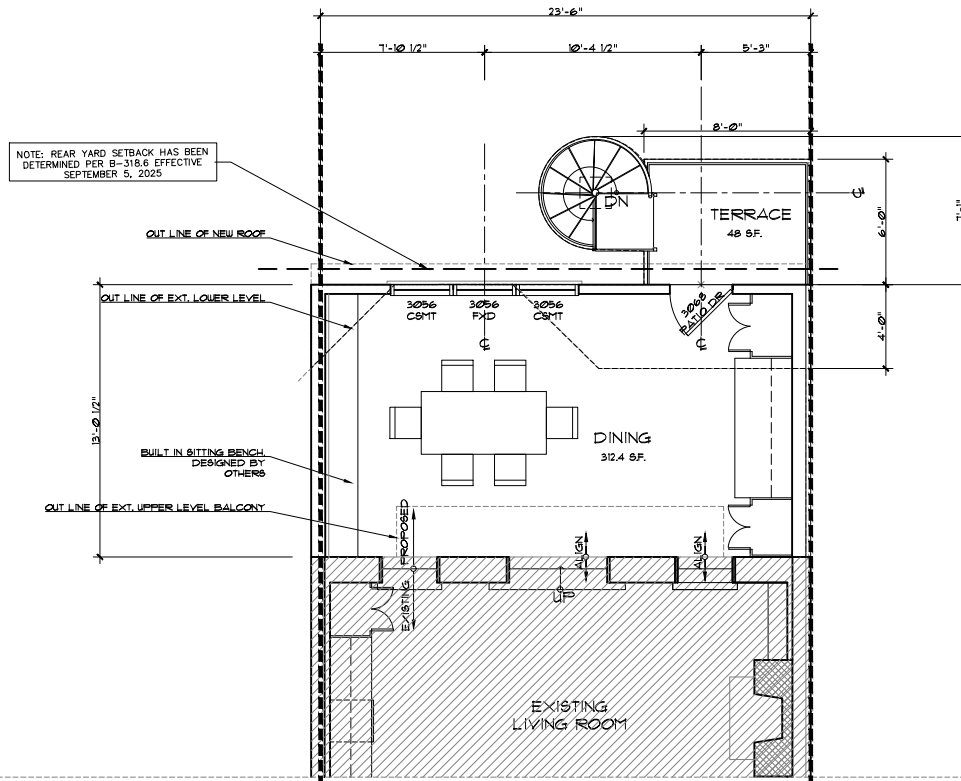
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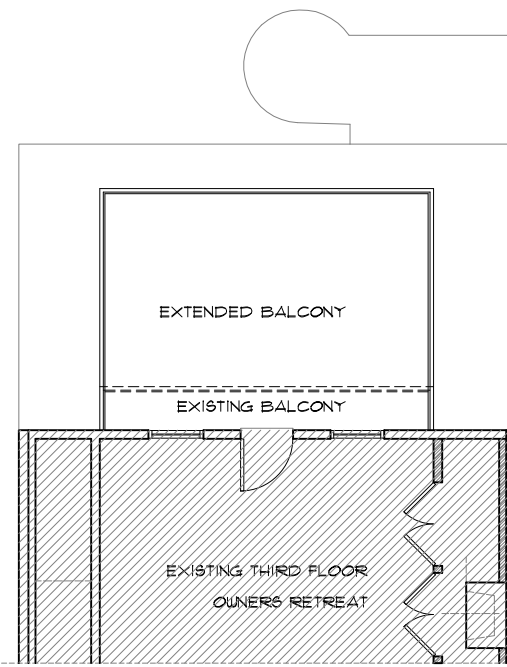
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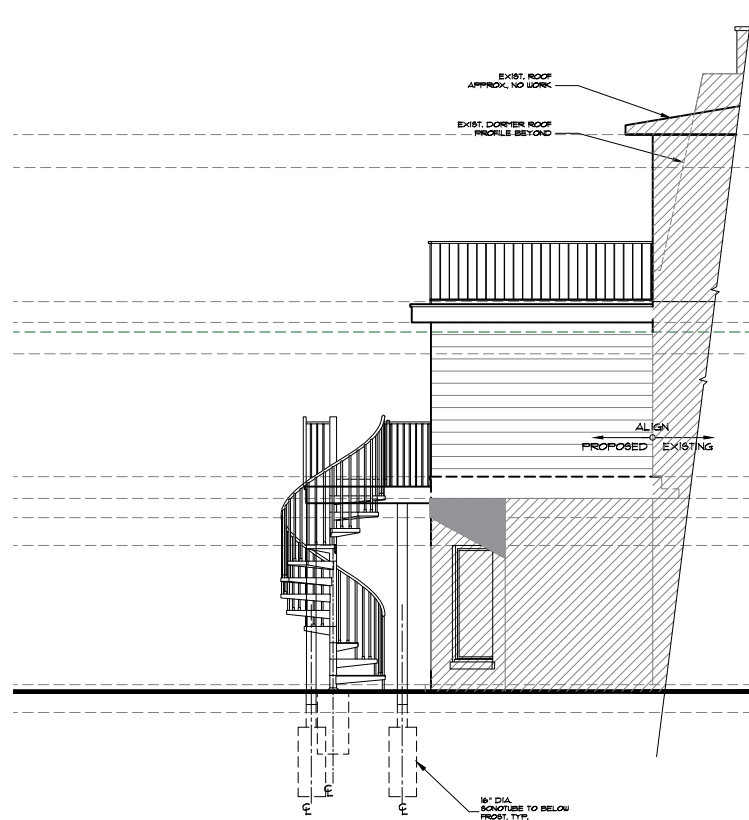
PROP. GROUND FL. PLAN W/ TERRACE LINE
SCALE = 1/4" = 1'-0"



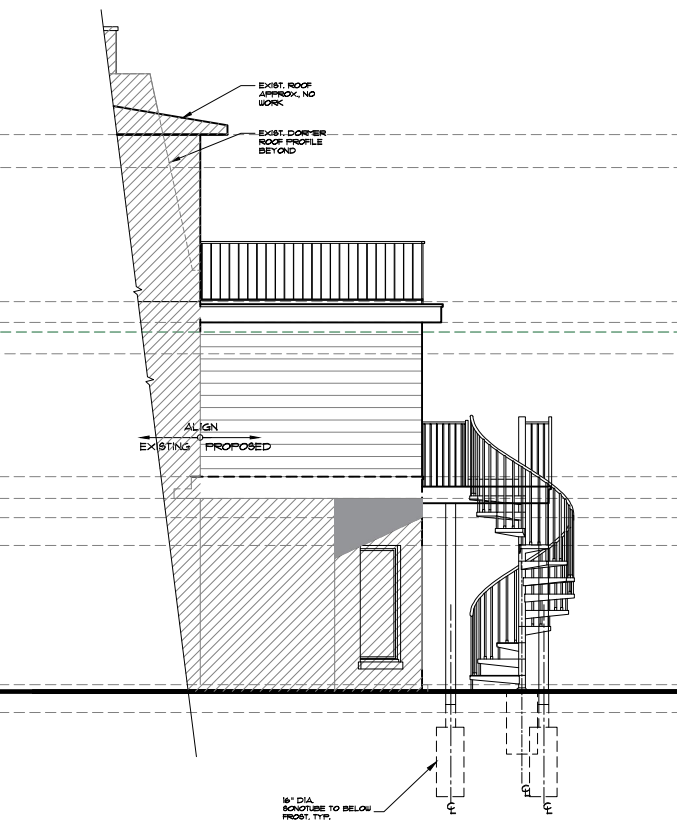
PROP. MAIN LEVEL PLAN W/ TERRACE
SCALE = 1/4" = 1'-0"



EXISTING THIRD FL. PLAN
NO WORK
SCALE = 1/4" = 1'-0"



PROPOSED SOUTH FACING ELEVATION W/
NEW DINING & TERRACE
SCALE = 1/4" = 1'-0"



PROPOSED NORTH FACING ELEVATION
W/ NEW DINING & TERRACE
SCALE = 1/4" = 1'-0"



PROPOSED WEST FACING ELEVATION
W/ NEW DINING & TERRACE
SCALE = 1/4" = 1'-0"

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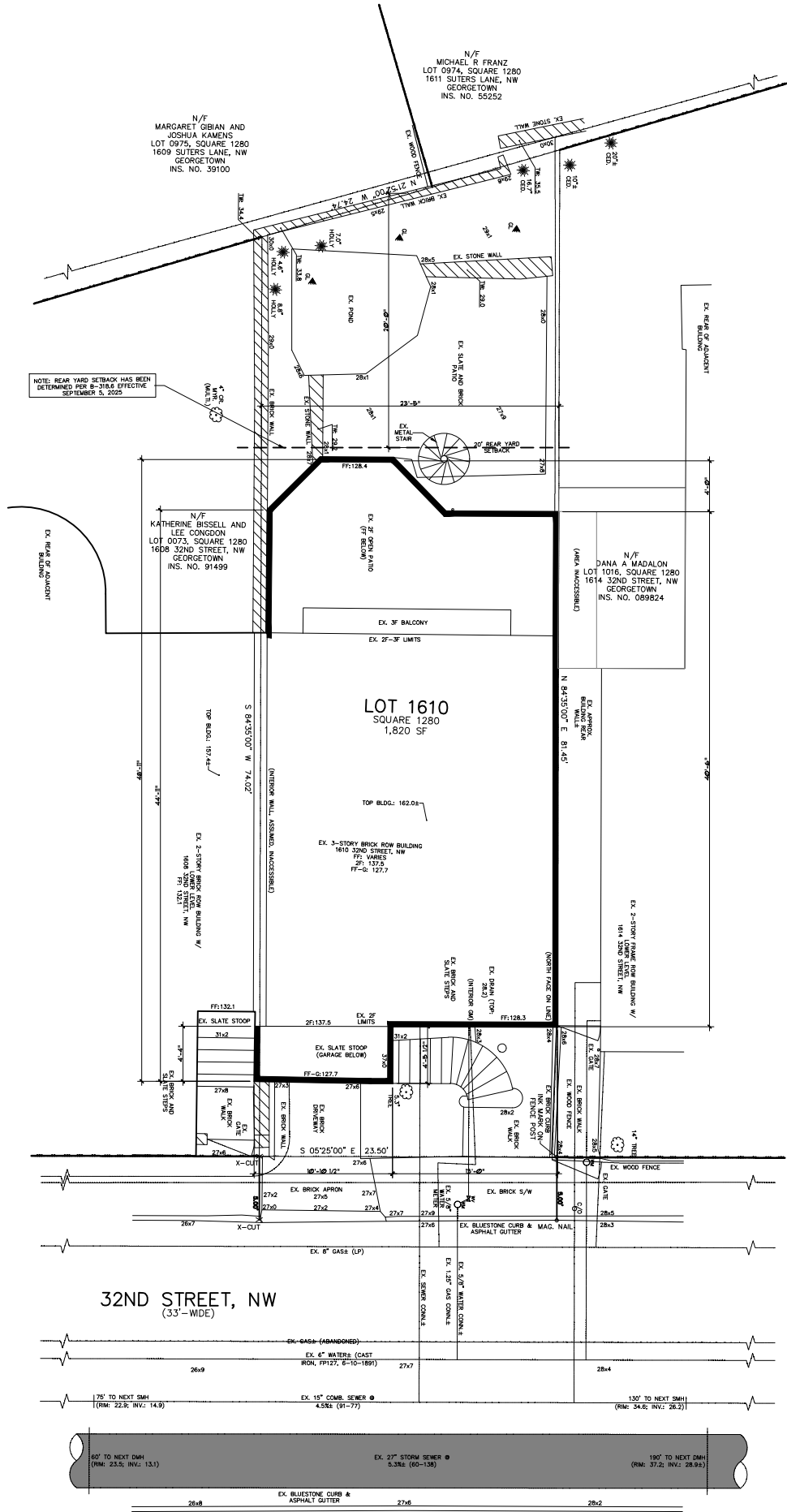
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NOTE:
FYI, ALL DIMENSIONS ARE APPROXIMATE.

EXISTING SITE PLAN

SQUARE 1280
1,820 SF



DATE	SUBMISSION
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2.9.2026	FRT PORCH



DESIGN CONCEPTS

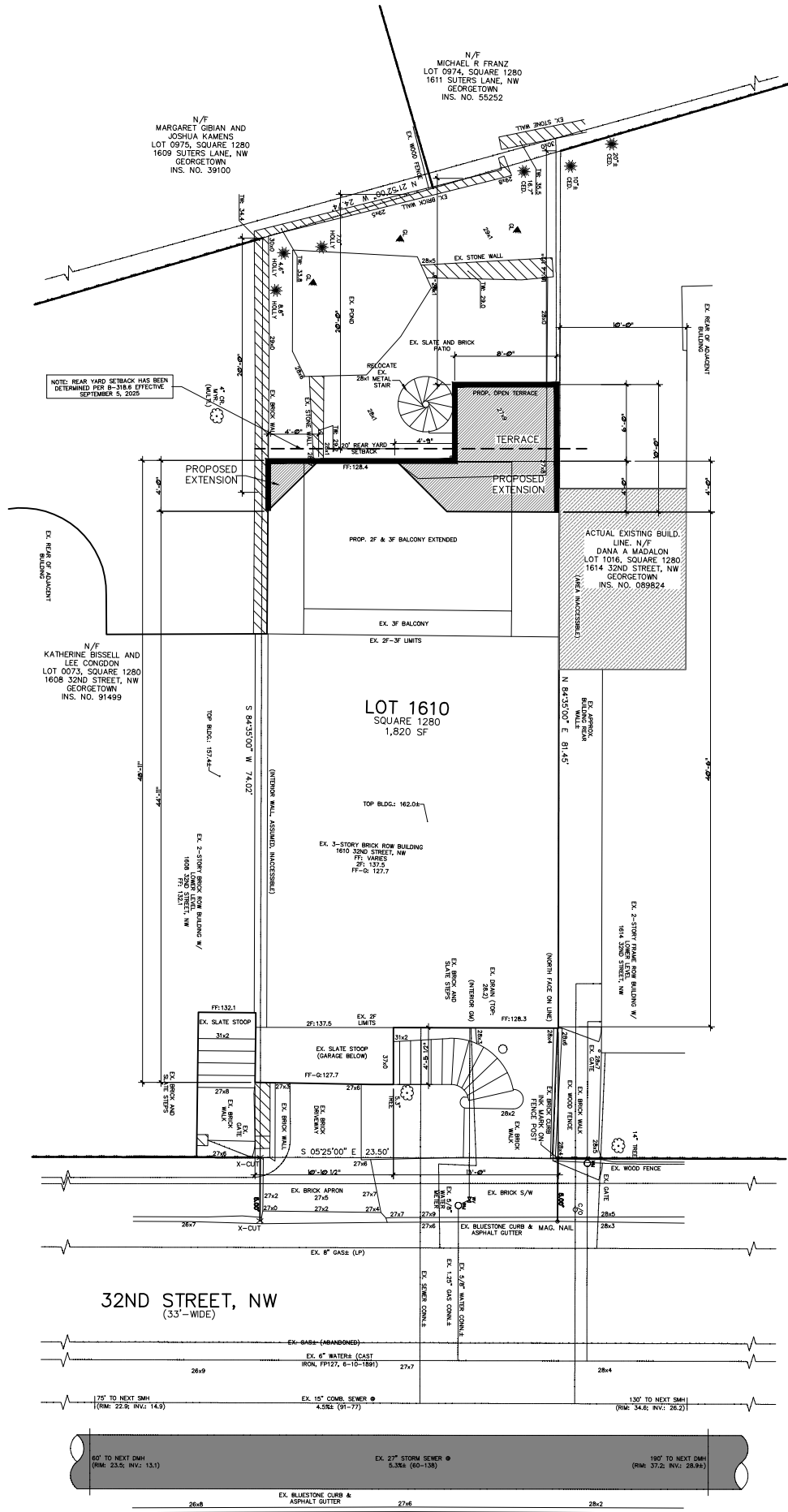
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PROPOSED SITE PLAN

SQUARE 1280
1,820 SF



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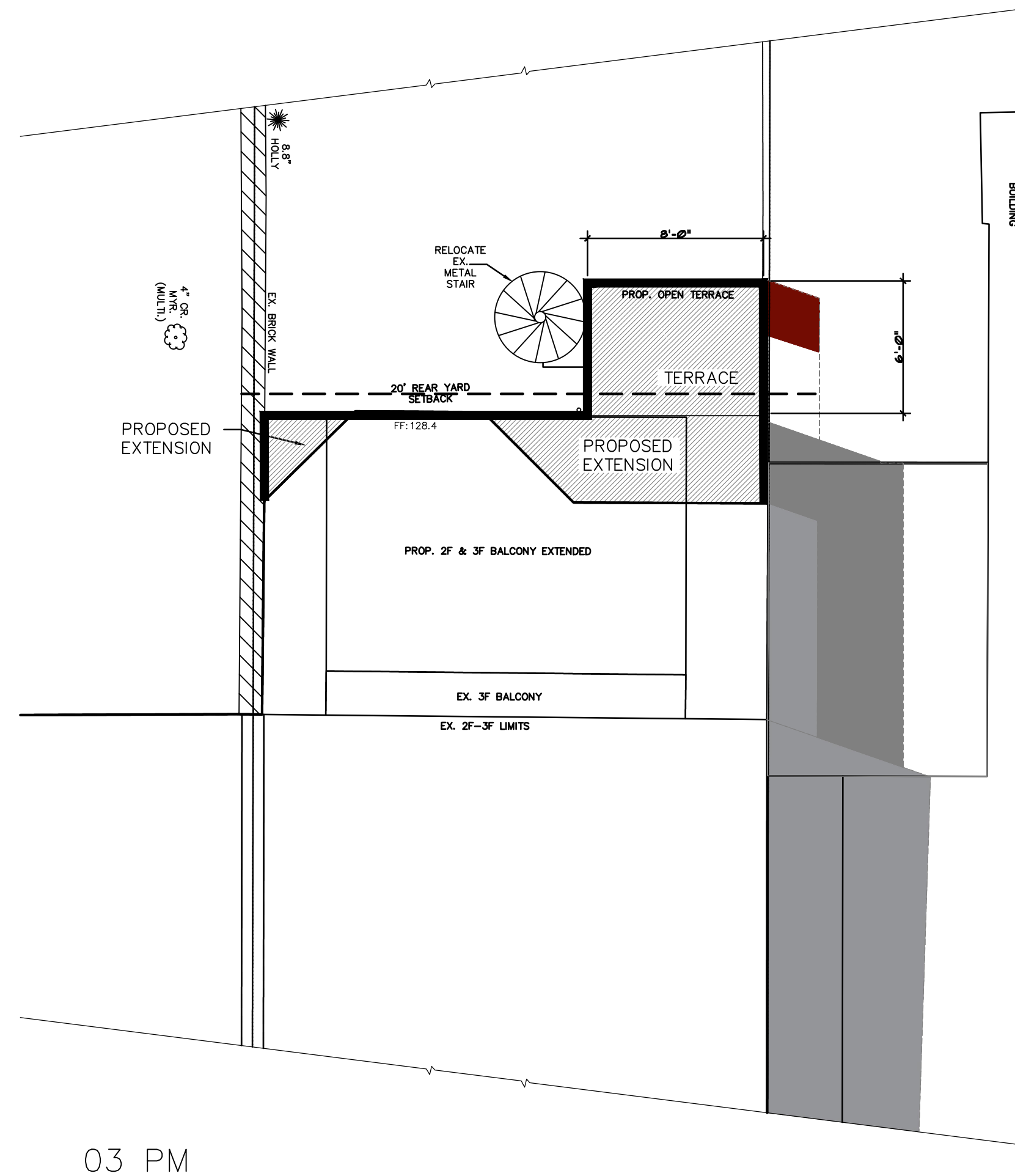
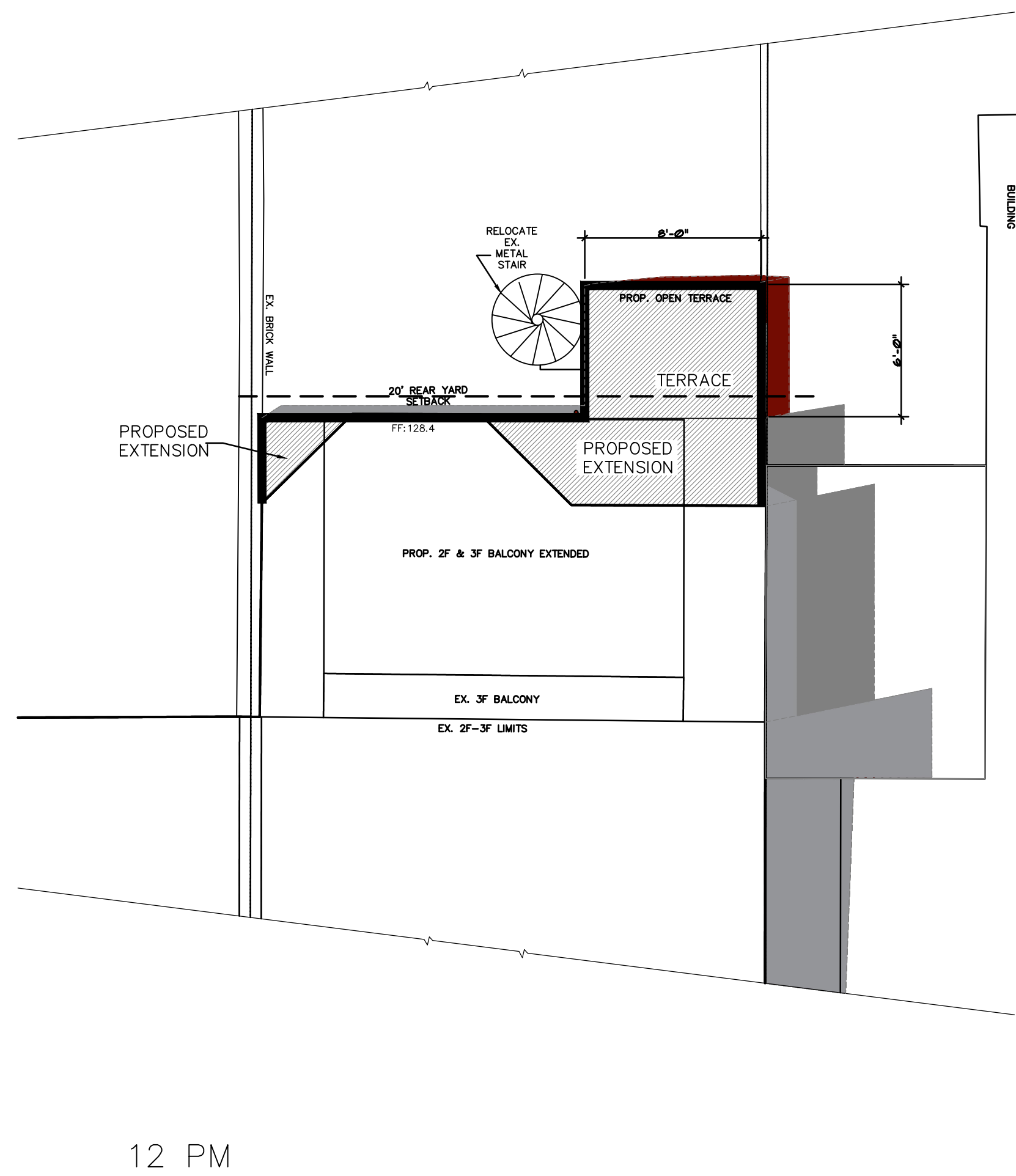
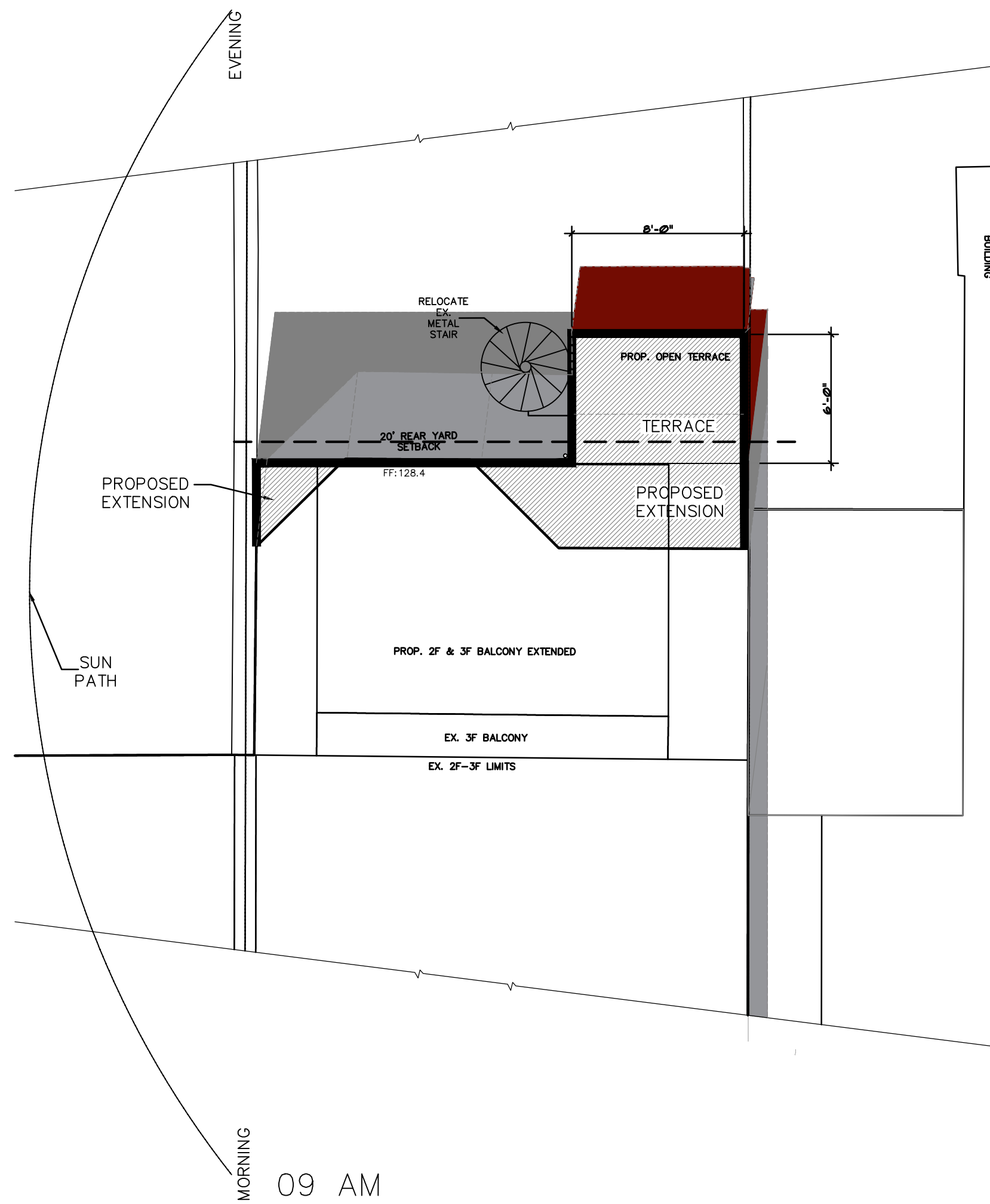
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PROPOSED ADDITION SHADOW
STUDY – SUMMER SOLSTICE



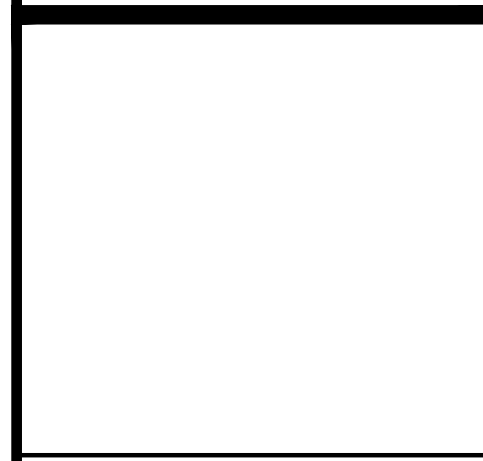
- EXISTING HOUSE SHADOW SPECIAL EXCEPTION RELIEF SHADOW MATTER OF RIGHT SHADOW

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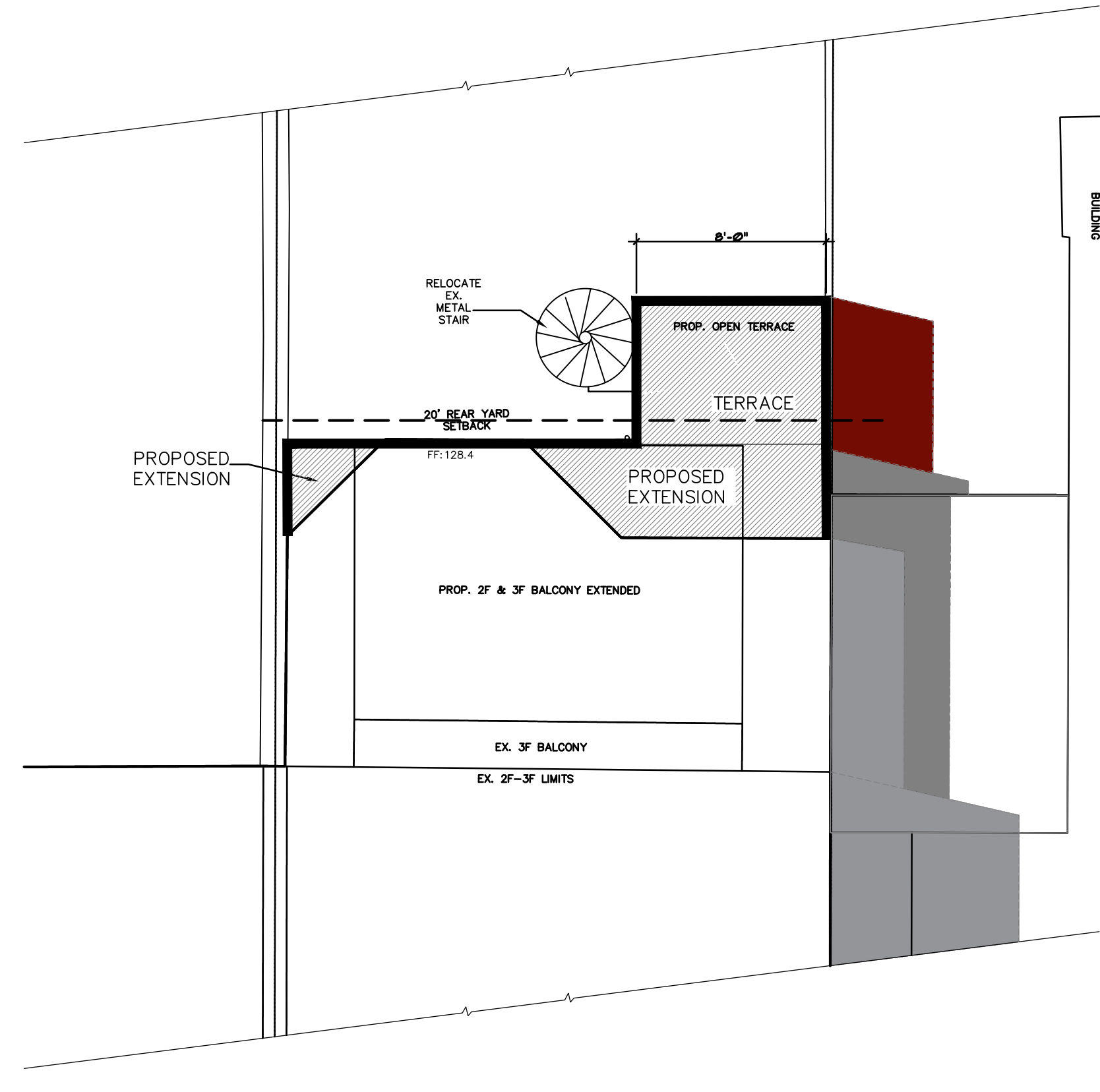
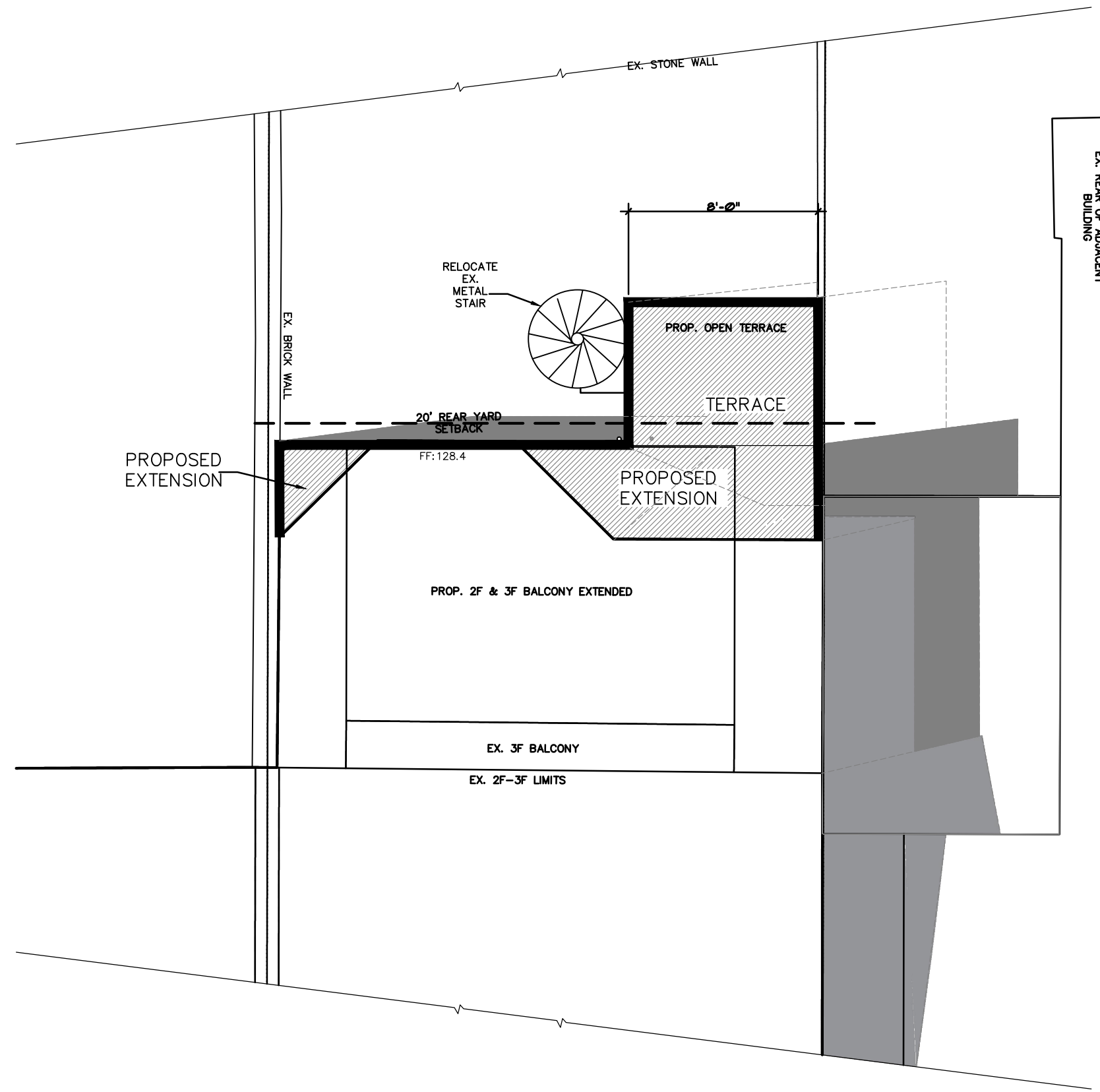
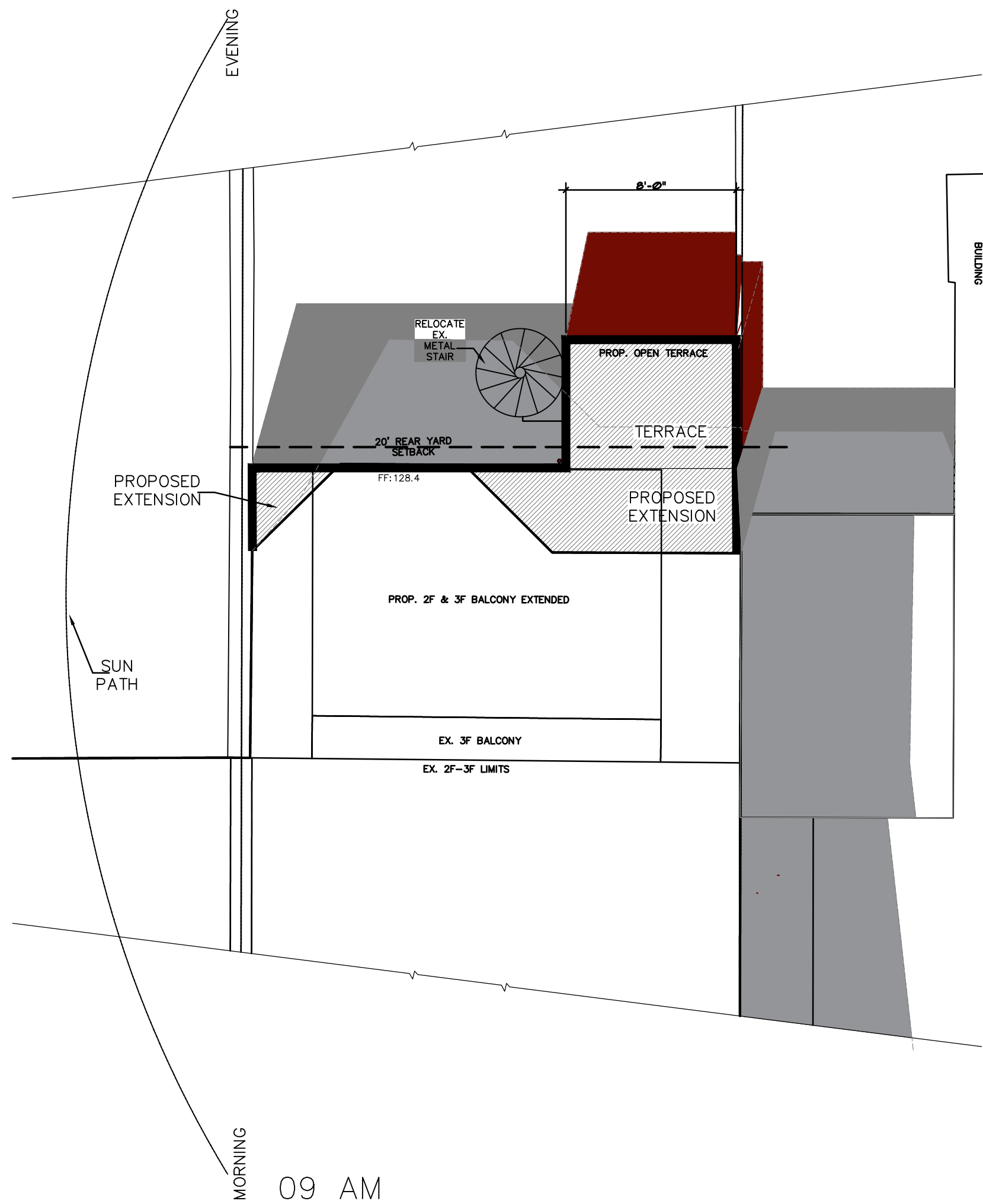
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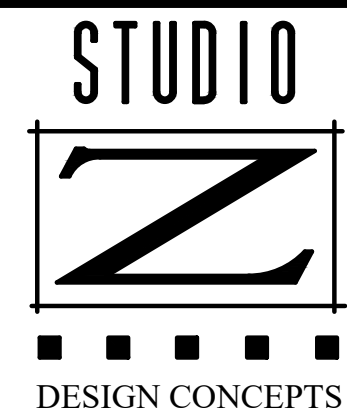


PROPOSED SITE PLAN SHADOW
STUDY – AUTUMN EQUINOX

EXISTING HOUSE SHADOW PROPOSED ADDITION SHADOW PROPOSED ADDITION



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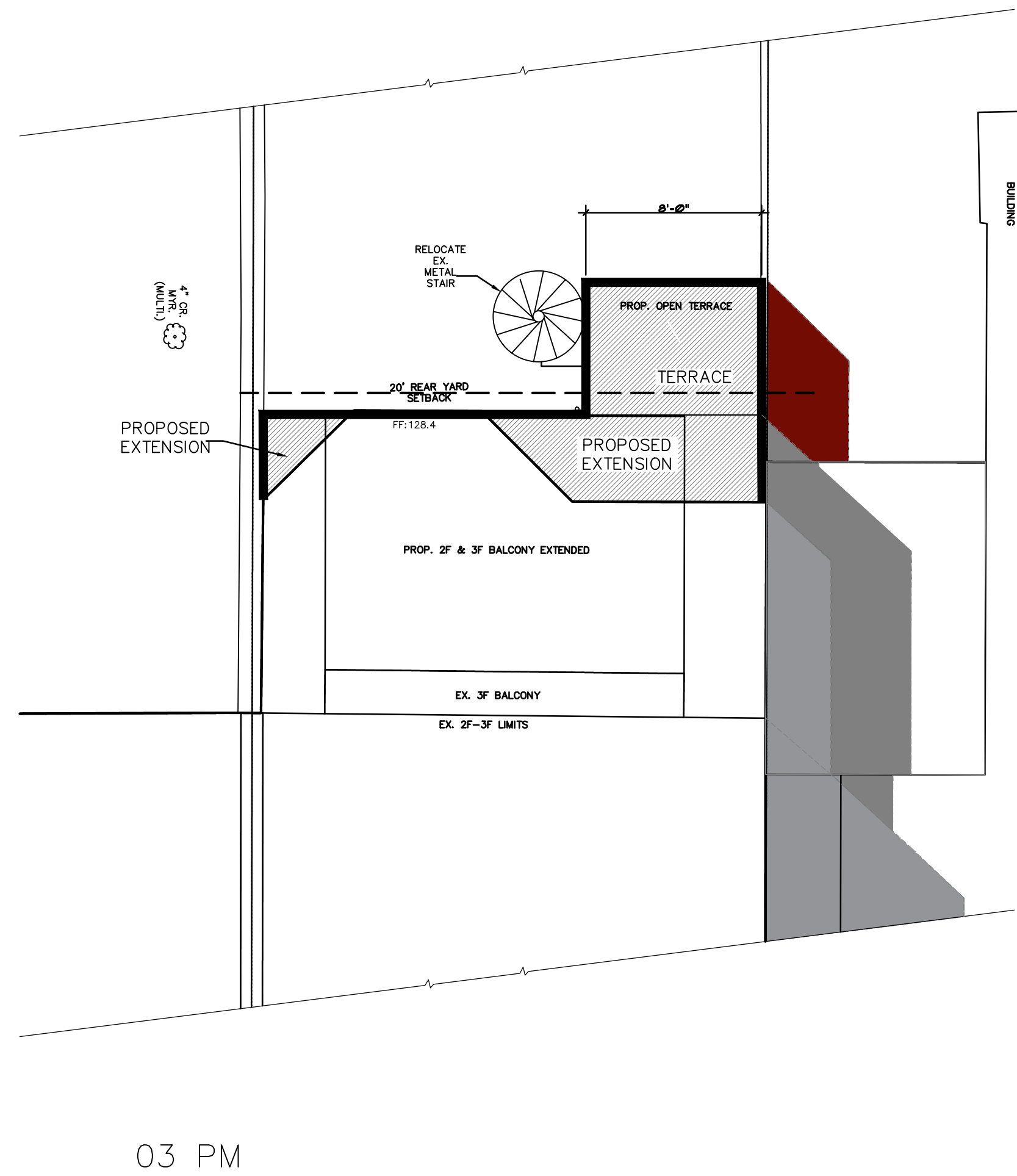
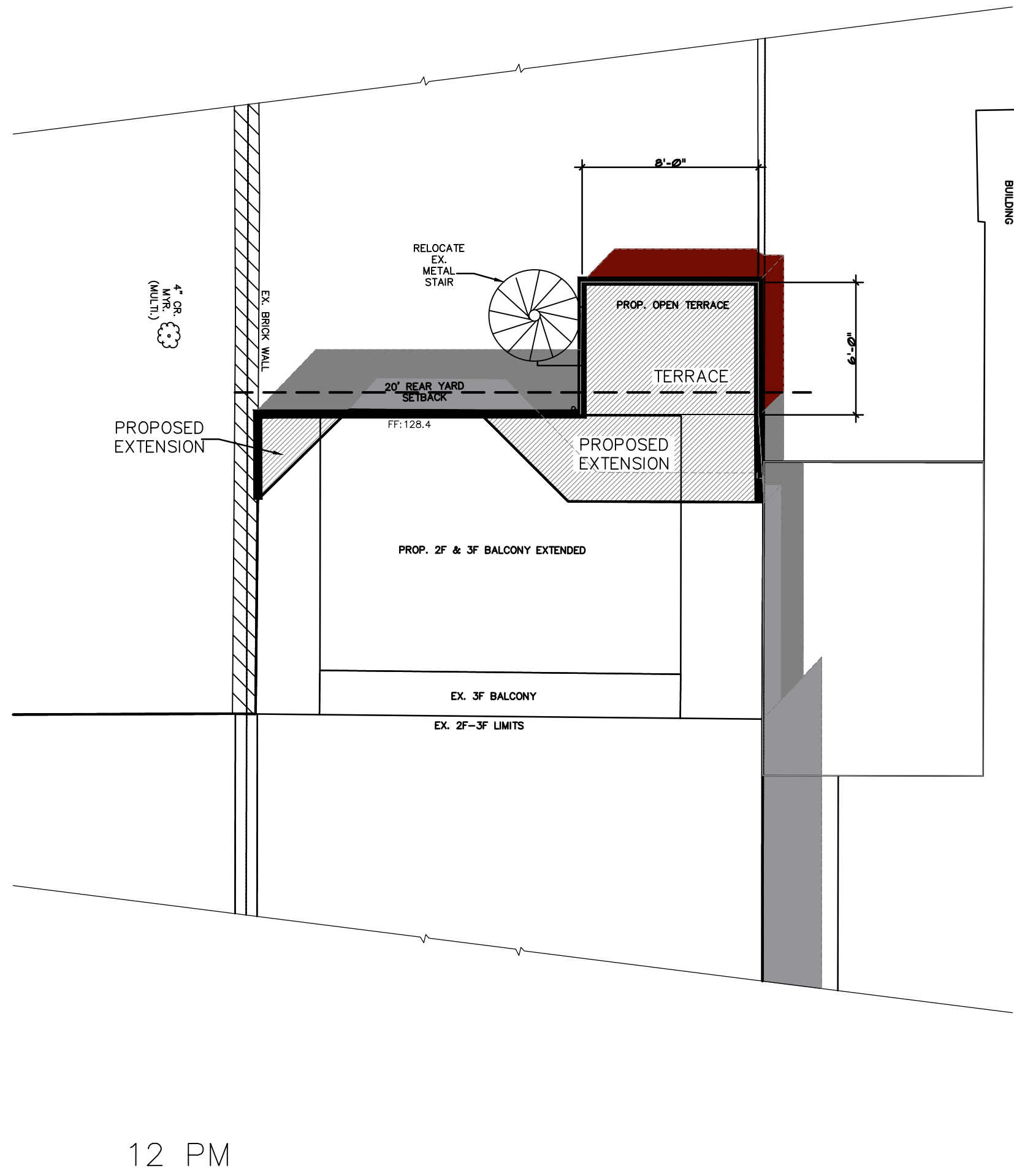
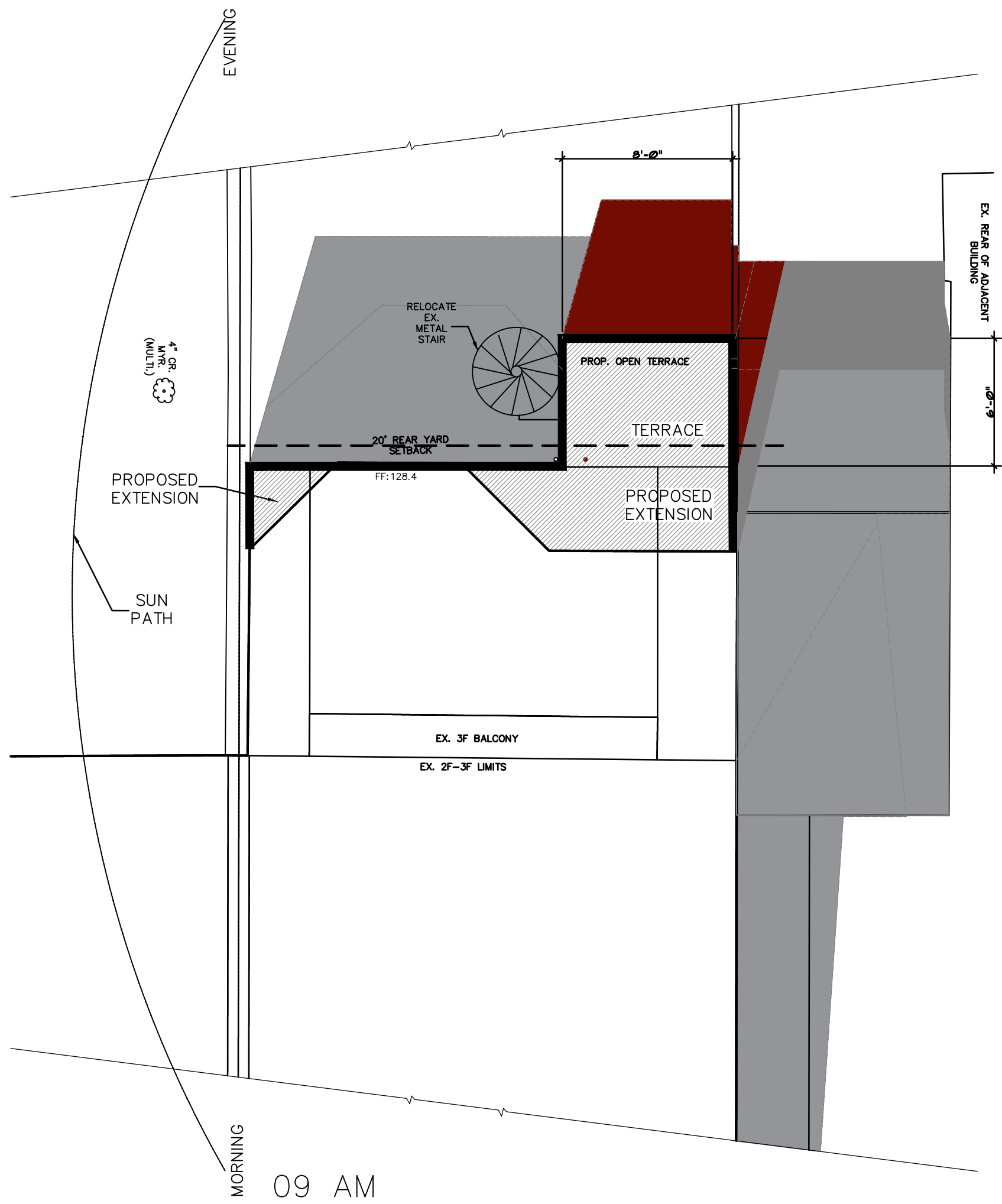
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PROPOSED ADDITION SHADOW
STUDY – WINTER SOLSTICE

EXISTING HOUSE SHADOW PROPOSED ADDITION SHADOW PROPOSED ADDITION



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