

932 Shepherd Street, NW

BZA CASE NO. 21396

Zone: RF-1

ANC: 4C

Applicant: 1124 Morse, LLC

APPLICANT'S TEAM

Ritesh Matta | Owner's Representative

Dagmawi Gebrekidan | Project Architect (One Design Services)

Alexandra Wilson | Applicant's Counsel (Sullivan & Barros, LLP)

Sullivan & Barros, LLP



Board of Zoning Adjustment
District of Columbia
CASE NO. 21396
EXHIBIT NO. 34

Project Introduction

932 Shepherd Street, NW — RF-1 Zone

Lot Area	2,939 sq. ft.
Existing Use	2-story, single-family row dwelling
Proposed Use	3-unit dwelling — partial 3rd story and 2-story rear addition; accessory building
Building Age	Built 1913 (eligible for U § 320.2 conversion)
Relief Sought	10-Foot Rule (E § 5201) and 3-Unit Conversion (U § 320.2)
Agency Support	OP recommending approval; DDOT has no objection



Map

Project Timeline (Key Changes & Outreach)

Chronological timeline of key events

2025 — ORIGINS

- **Aug 22:** Property purchased
- **End of Aug:** First discussions with neighbors (trees & accessory garage removal)
- **Aug 26:** 930 Shepherd owner files solar panel permit (unknown to Applicant at the time)
- **Sep 19:** BZA application filed with addition going 19.5 ft. past, 12 ft. decks, full walls on decks, no detail on siding and a full third story.
- **Early October:** Applicant meets with ANC SMD and neighbors; at that meeting it was noted a carriage house with a smaller addition was preferred.
- **Nov 19:** Case is scheduled for March 4th; ANC SMD is contacted noting January would be the preferred meeting date.
- Applicant works on updates; sent to neighbors with no comments back to Applicant until the ANC meeting.

JAN–MAR 2026 — ANC REVIEW

- **Jan 14:** ANC 4C meeting #1; neighbors note opposition
- **Feb 4:** First set of plan revisions, in response to ANC / neighbor feedback (19.5 ft. addition reduced to 15 ft.; third story substantially reduced; decks reduced to 9.5 feet.)
- **Feb 11:** ANC 4C meeting #2; vote to oppose
- **Feb 18:** Party status request filed by 930 Shepherd
- **Feb 18:** Office of Planning reaches out with additional questions
- **Feb 19:** Party status request filed by 934 Shepherd; same counsel retained for both neighbors
- **Feb 26:** Hearing (originally set for Mar 4) postponed to Apr 22
- **End of March:** Applicant works with OP to update plans based on comments (deck walls; siding etc.)

MAR–JUL 2026 — DELAYS & FINAL REVISIONS

- **April 9:** Hearing postponed again: Apr 22 → Jun 3
- **Mid April:** Plans are finalized
- **May 6:** Applicant's counsel reaches out to opposing counsel, suggests meeting to discuss concerns
- **May 22:** OP report issued
- **May 26:** Applicant revises plans in response to OP report (reduction of deck walls; textured siding for new construction; reduced pitch of 3rd floor roof and solar analysis)
- **May 28:** Hearing postponed again, Jun 3 → Jul 15; Applicant's counsel contacts opposing counsel re: delay & neighbor concerns
- **June 18:** Follow-up outreach to opposing counsel — no response
- **July 7:** Applicant's counsel follows up with opposing counsel
- **Hearing week:** Glass/transparent railings and deck sliding windows added, per Board comments in other cases

Two Areas of Relief Requested

All relief sought pursuant to 11 DCMR Subtitle X § 901.2

1

Rear Addition — 10-Foot Rule

E § 207.5 | E § 5201

Rear addition extends 15 ft. past the only adjoining building to the east (10 ft. max. by right). Relief requested per E § 207.5 and E § 5201.

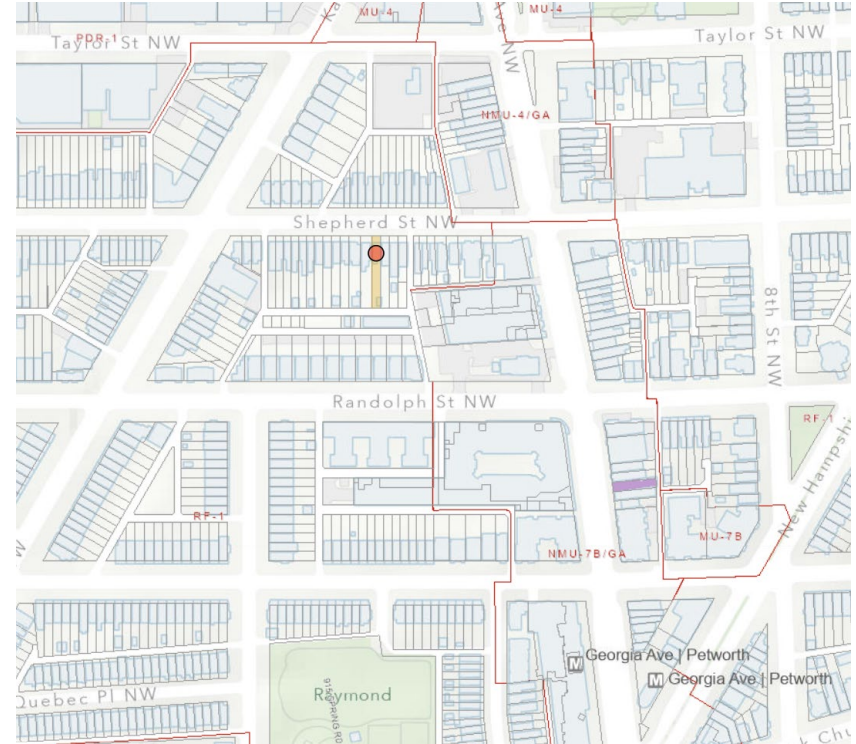
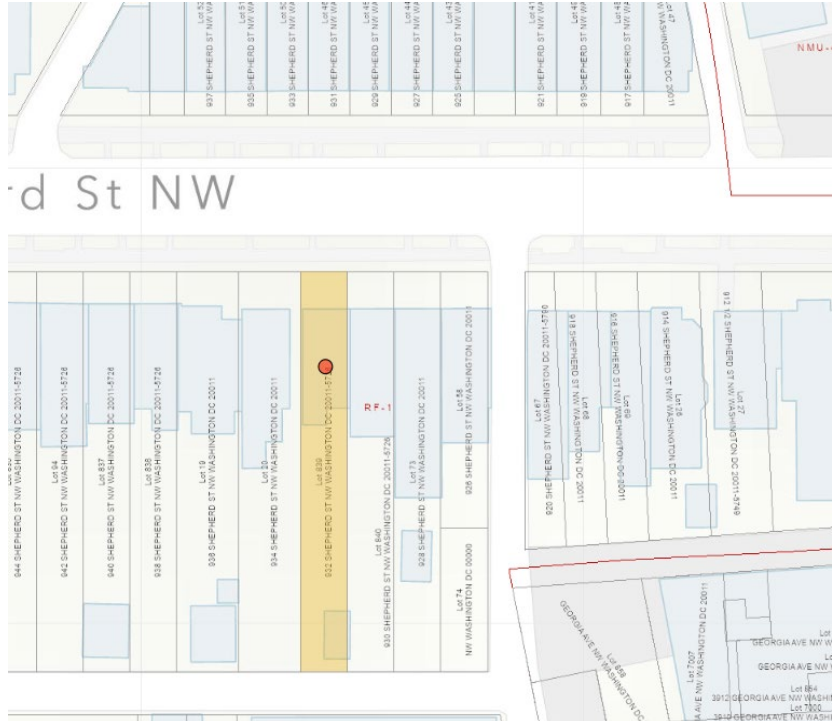
2

Residential Conversion

U § 320.2

Convert single-family rowhouse (built 1913, pre-1958) to a 3-unit dwelling. Lot area of 2,939 sq. ft. exceeds the 2,700 sq. ft. minimum for 3 units.

Existing Building Compared to Nearby Properties



Context- Blocks from the Metro & Commercial Zone

Neighborhood Context



930 Shepherd St., NW

Subj. Property
932 Shepherd St., NW

934 Shepherd St., NW



Rear Yard — Purchase Conditions



Rear Yard — Purchase Conditions



Tree Permits



GOVERNMENT OF DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION
250 M STREET SE, WASHINGTON, DC 20003
Phone: 202-442-4670 Website: <https://tops.ddot.dc.gov>
URBAN FORESTRY ADMINISTRATION SPECIAL/HERITAGE TREE PERMIT



Effective Date: 09/23/2025		Expiration Date: 03/23/2026	
		PERMIT NO:	TA96199
Location:	932 SHEPHERD STREET NW		
Permission Granted To:	Ritesh Matta	Approved Circumference:	208.60 in
Number of Approved Trees:	2	Number of Denied Trees:	0
Tree Fund SOAR No:		Tree Fund Amount:	\$0.00

Permission is hereby granted to the entity named above to remove/preserve tree(s) described herein at the address shown above in strict accordance with the requirements stated below.

<u>Location Description:</u> Two trees in rear of lot off alley
<u>Conditions:</u> The performance of any work associated with this permit shall be strictly in accordance with the conditions set forth herein authorizing such work.



GOVERNMENT OF DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION
250 M STREET SE, WASHINGTON, DC 20003
Phone: 202-442-4670 Website: <https://tops.ddot.dc.gov>
URBAN FORESTRY ADMINISTRATION SPECIAL/HERITAGE TREE PERMIT



Effective Date: 09/23/2025	Expiration Date: 03/23/2026
PERMIT NO: TA96199	

TREE(S) PERMITTED TO BE REMOVED:

Species	DBH	Circumference	HazardousStatus
Silver maple (Acer saccharinum)	33.80	106.19	Heritage Tree – Hazardous (over 100")
Silver maple (Acer saccharinum)	32.60	102.42	Heritage Tree – Hazardous (over 100")

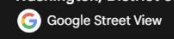
Rear Yard — Mid-demo of AB Conditions



Entrance to the alley behind property (sept 2025)



Washington, District of Columbia



Dec 2024

[See more dates](#)



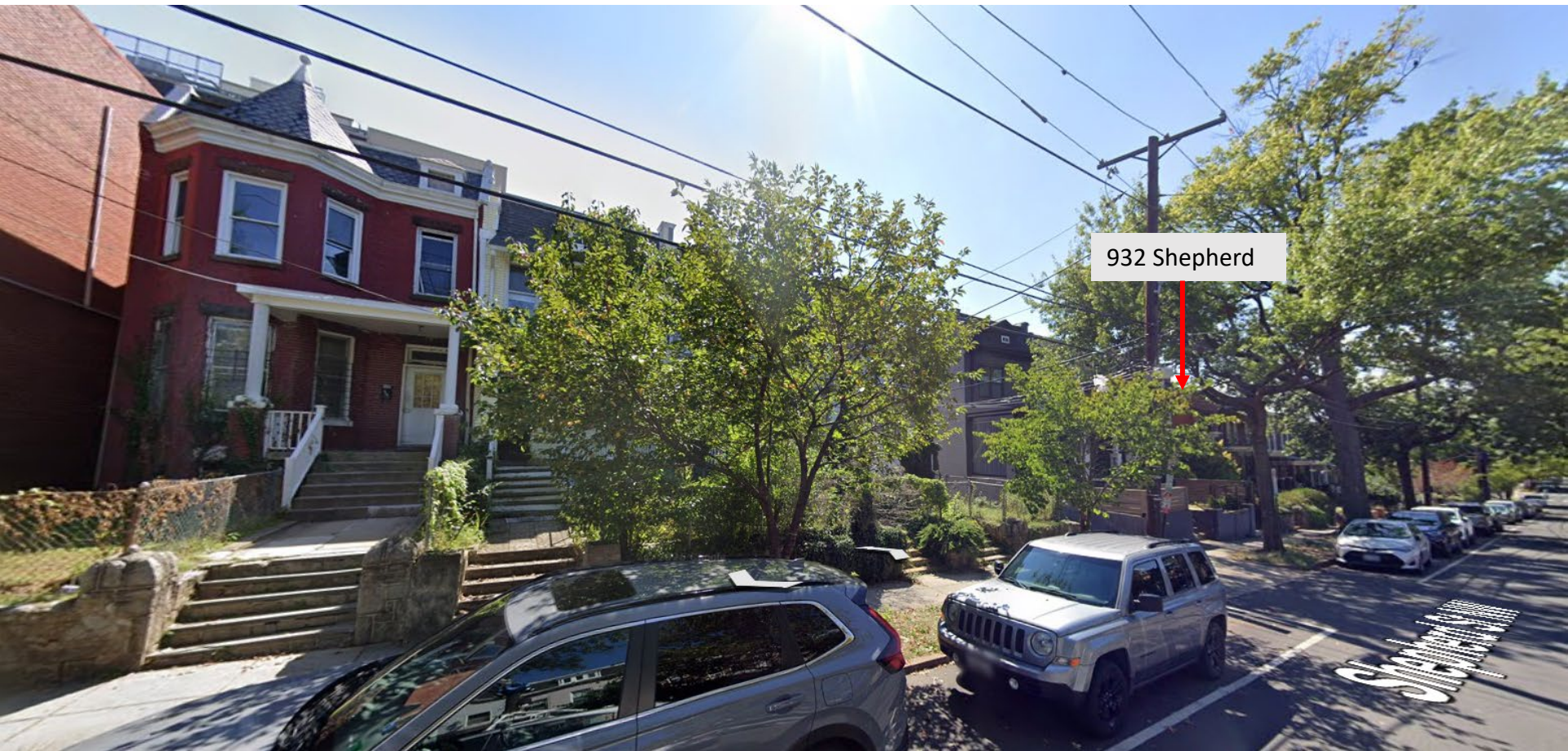
Rear Yard — Pre Purchase

Subj. Property
932 Shepherd St., NW

930 Shepherd St., NW

932 Shepherd

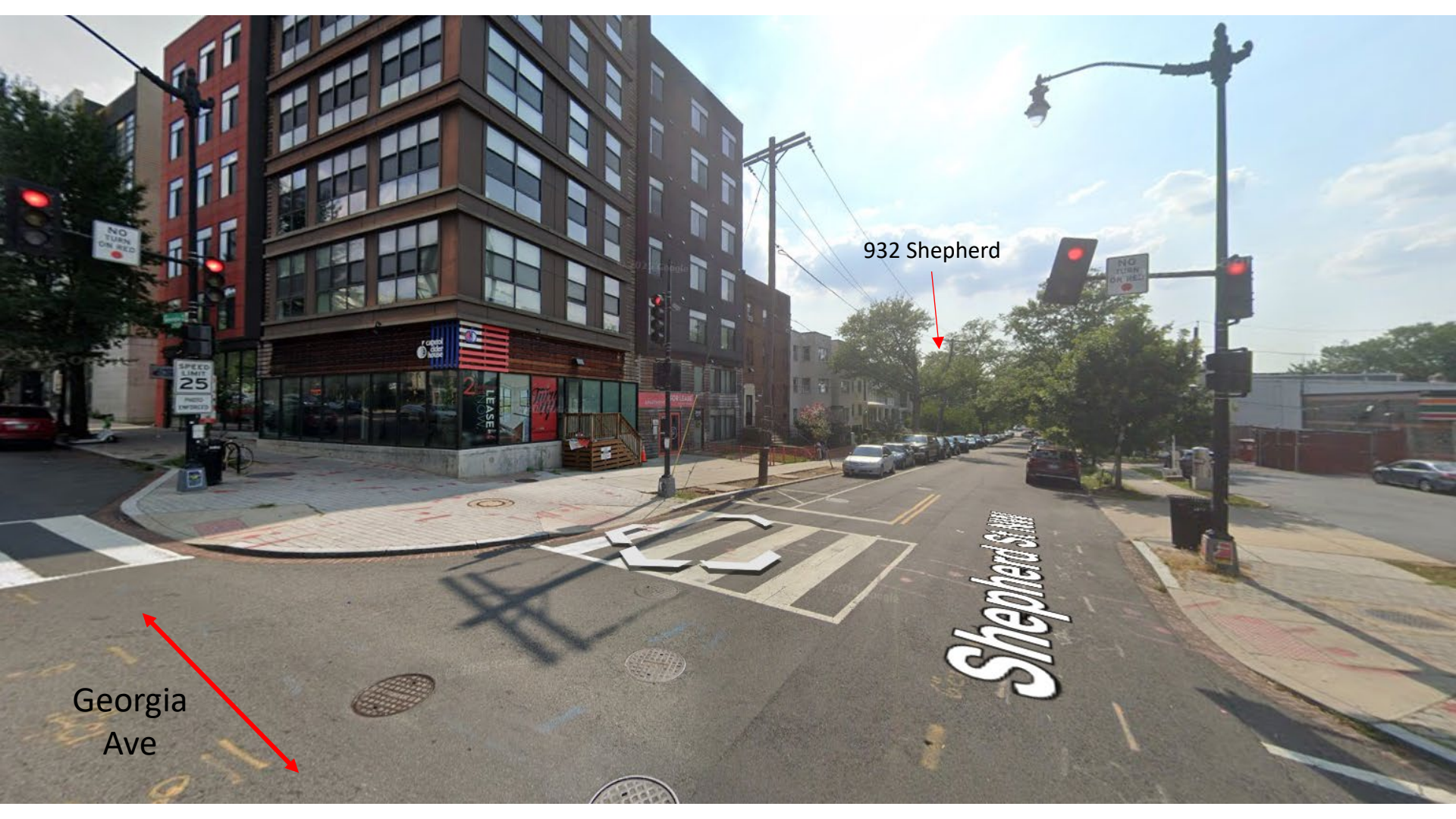




932 Shepherd



932 Shepherd



Georgia
Ave

932 Shepherd

Shepherd St

901 Shepherd St NW

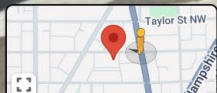
Washington, District of Columbia



Google Street View

Jul 2025

See more dates



Office of Planning Recommendation

Office of Planning recommends approval; DDOT has no objection

✓ **OP RECOMMENDS APPROVAL of both requested special exceptions**

Rear Addition

The additional 5 ft. at the rear does not unduly impact light and air, as demonstrated by the sun study. No windows proposed on the side facades that extend beyond the neighboring rear walls.

Residential Conversion

Building has existed on the lot since 1913, meeting the pre-1958 requirement; the 2,939 sq. ft. lot exceeds the 2,700 sq. ft. minimum for 3 units.

Conditions

OP has recommended conditions which the Applicant has agreed to and updated plans to address.

Relief No. 1: Rear Addition

E § 207.5 — 10-Foot Rule | E § 5201

Rear Addition — Meeting the Standards

Subtitle E § 207.5 and § 5201.4 — Criteria Analysis

§ 901.2(a) Harmony

The RF-1 zone permits conversion of a single-family dwelling to three units via special exception. The Addition and conversion are in harmony with the general purpose and intent of the RF Zones and Zoning Regulations.

§ 901.2(b) No Adverse Effect

The Addition extends 15 ft. past the rear wall of the only attached property to the east; the building to the west is not attached. The relief will not adversely affect the use of neighboring properties.

§ 5201.4(a) Light & Air

The additional 5 ft. at the rear does not unduly impact the light and air available to neighboring properties, as demonstrated by the sun study.

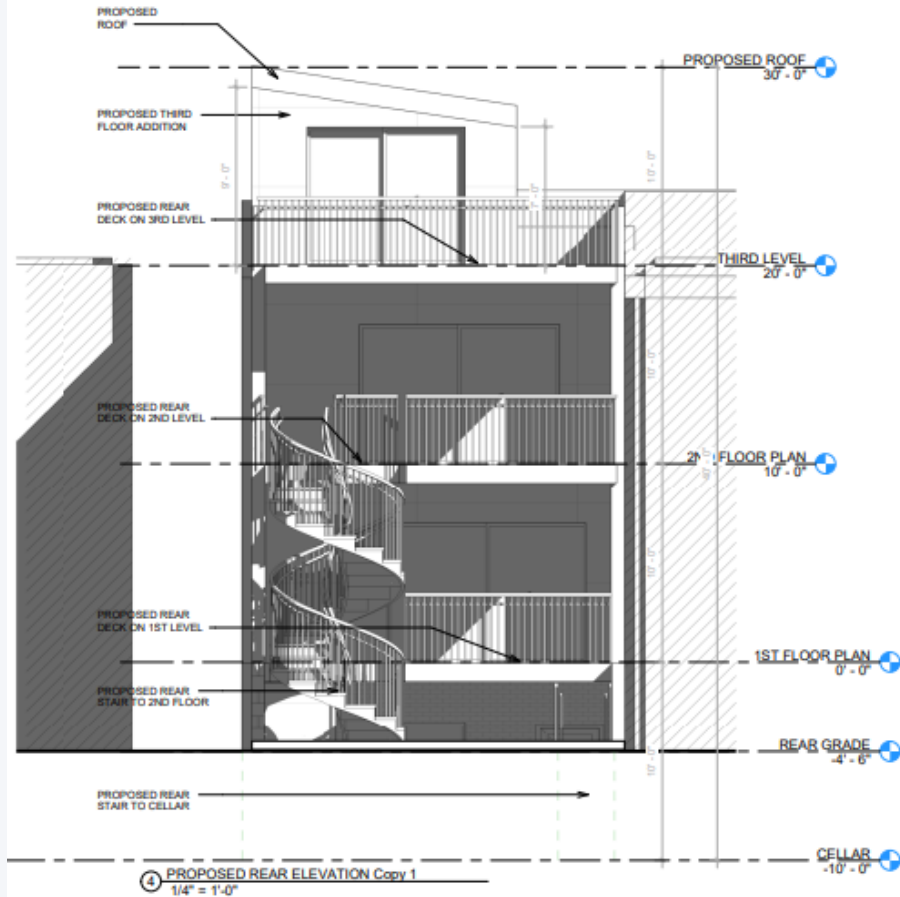
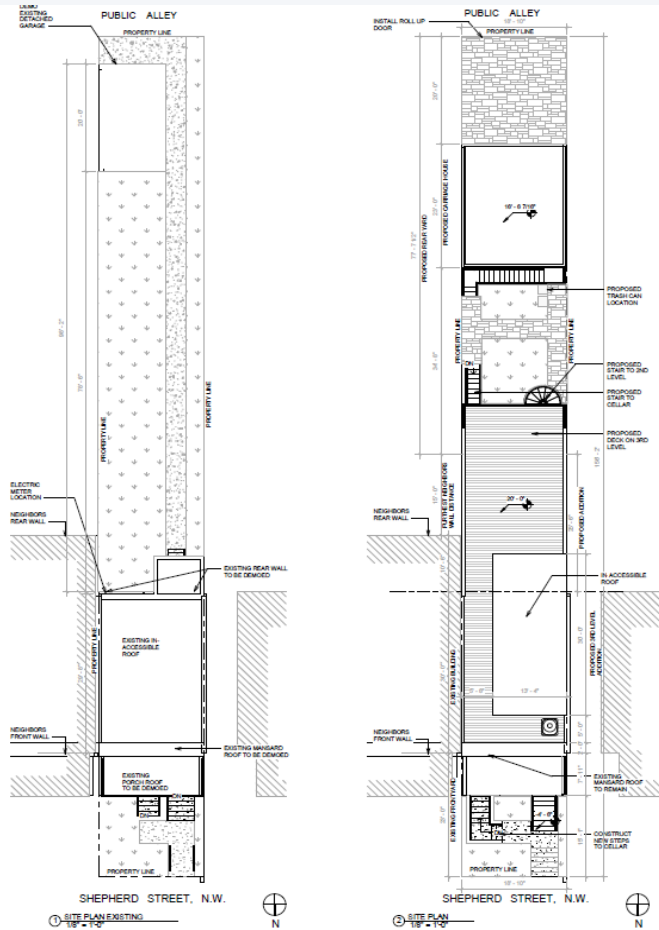
§ 5201.4(b) Privacy

The Applicant is not providing any east-facing or west-facing windows, and the relief will not create a new circumstance that would impact privacy. Limited to two stories at the rear.

§ 5201.4(c) Visual Character

The proposal maintains the existing façade, porch, and mansard rooftop element. Limited to two stories.

Site Plan & Building Plans



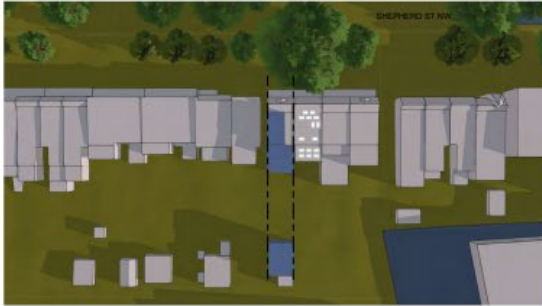
9.00 AM

12.00 PM NOON

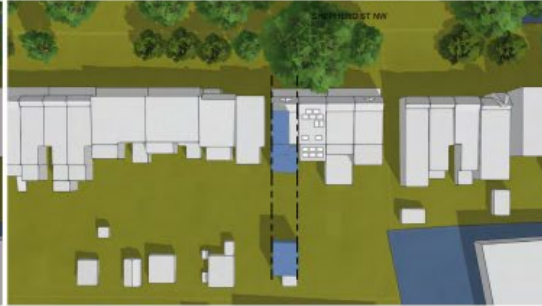
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VERNAL EQUINOX
MATTER OF RIGHT
10FT REAR ADDITION

Mar 20, 09:00 AM:



Mar 20, 12:00 PM:



Mar 20, 03:00 PM:

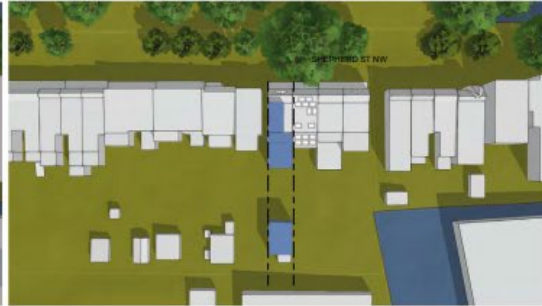


VERNAL EQUINOX
PROPOSED 15FT REAR
ADDITION

Mar 20, 09:00 AM:



Mar 20, 12:00 PM:



Mar 20, 03:00 PM:



KEY



ADDITIONAL SHADOW
CAST ON NEIGHBORS
REAR YARD



SHADOW CAST ON
NEIGHBORS SOLAR
PANELS

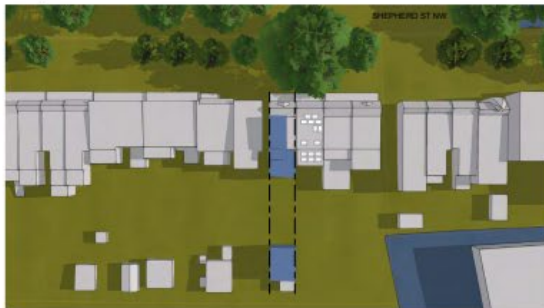
9.00 AM

12.00 PM NOON

3.00 PM

SUMMER SOLSTICE
MATTER OF RIGHT 10FT
REAR ADDITION

Jun 21, 09:00 AM:



Jun 21, 12:00 PM:



Jun 21, 03:00 PM:



SUMMER SOLSTICE
PROPOSED 15FT REAR
ADDITION

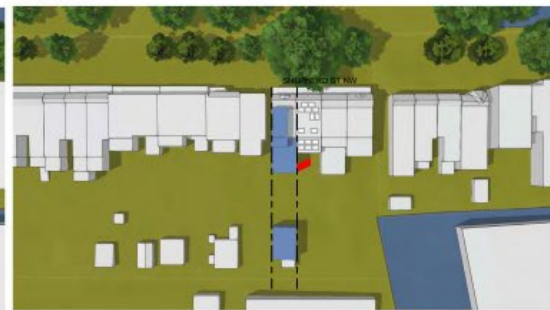
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KEY



ADDITIONAL SHADOW
CAST ON NEIGHBORS
REAR YARD



SHADOW CAST ON
NEIGHBORS SOLAR
PANELS

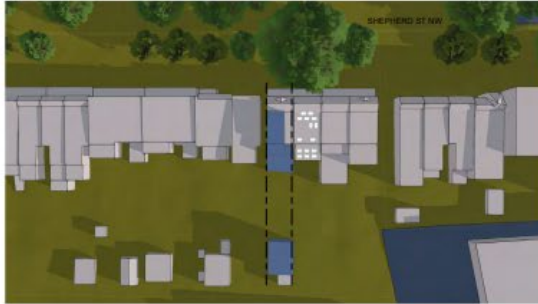
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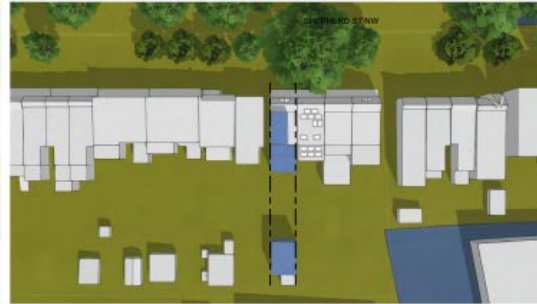
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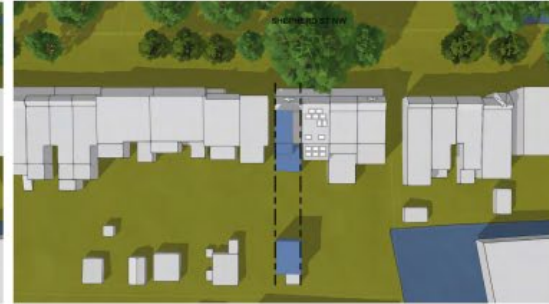
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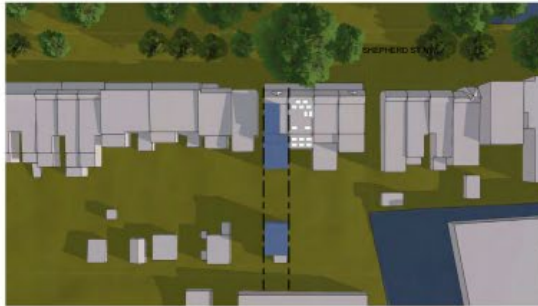


Sep 23, 03:00 PM:



AUTUMNAL EQUINOX PROPOSED 15FT REAR ADDITION

Sep 23, 09:00 AM:



Sep 23, 12:00 PM:



Sep 23, 03:00 PM:



KEY



ADDITIONAL SHADOW
CAST ON NEIGHBORS
REAR YARD



SHADOW CAST ON
NEIGHBORS SOLAR
PANELS

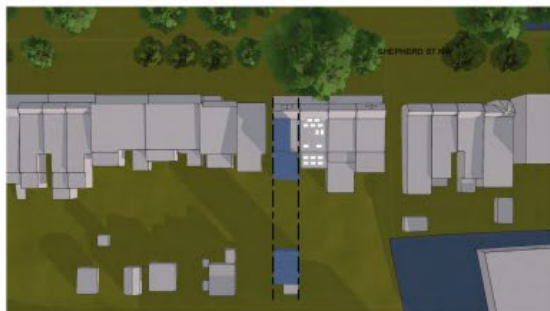
9.00 AM

12.00 PM NOON

3.00 PM

WINTER SOLSTICE
MATTER OF RIGHT 10FT
REAR ADDITION

Dec 21, 09:00 AM:



Dec 21, 12:00 PM:



Dec 21, 03:00 PM:



WINTER SOLSTICE
PROPOSED 15FT REAR
ADDITION

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Dec 21, 03:00 PM:



KEY



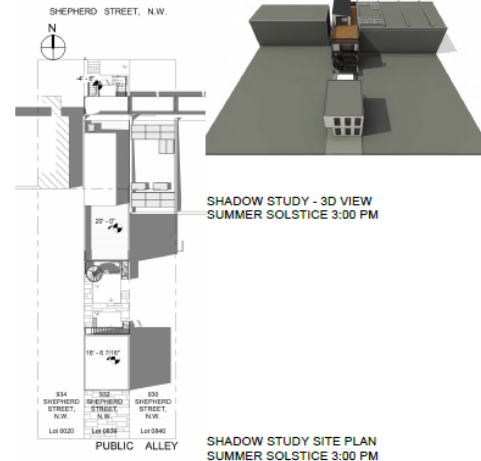
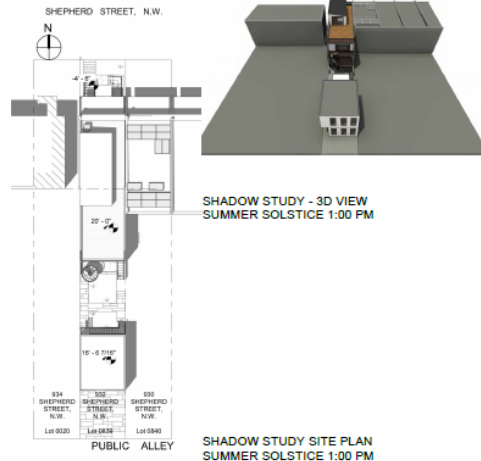
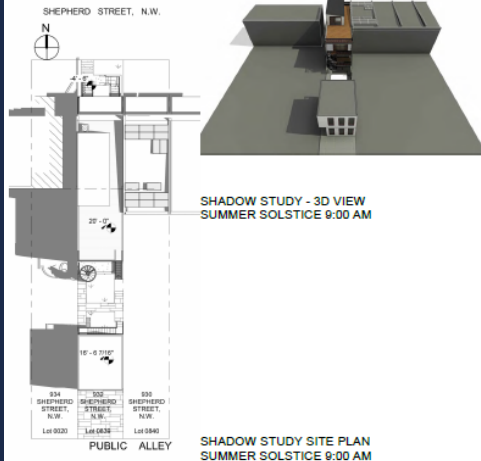
ADDITIONAL SHADOW
CAST ON NEIGHBORS
REAR YARD



SHADOW CAST ON
NEIGHBORS SOLAR
PANELS

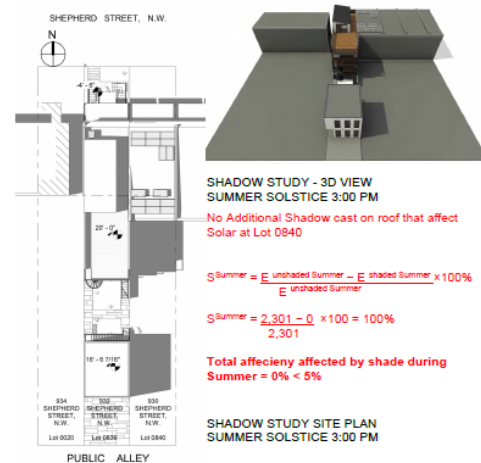
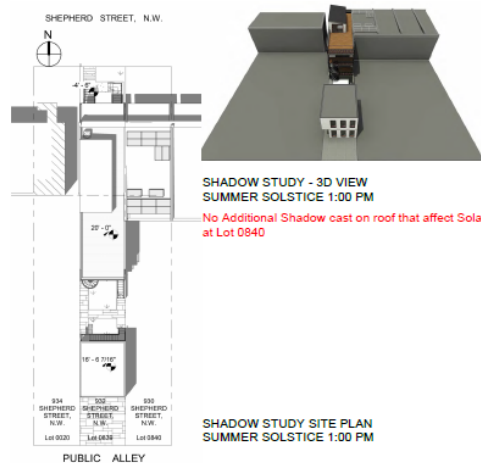
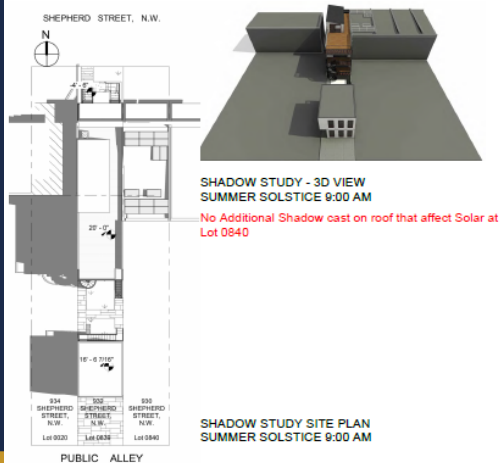
Solar Panel Studies

SHADOW STUDY SITE PLAN
SUMMER SOLSTICE BY RIGHT



932 SHEPHERD ST
NW
DISTRICT OF COLUMBIA
20011

SHADOW STUDY SITE PLAN
SUMMER SOLSTICE PROPOSED 15 FEET ADDITION

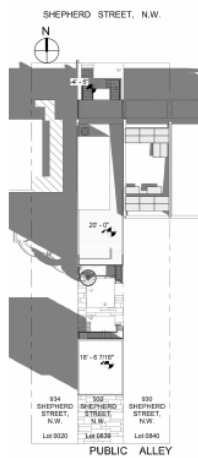


CNE DESIGN SERVICES
cne@csdesignservices.net
Tel. 571.228.7211

REVISION #
SCALE AS INDICATED
ISSUE DATE MAY 2025

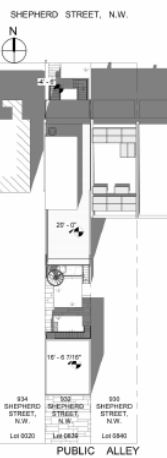
SHADOW
STUDY -
SUMMER
SOLSTICE

**SHADOW STUDY SITE PLAN
FALL - SPRING EQUINOX BY RIGHT**



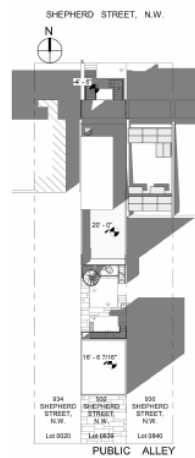
SHADOW STUDY - 3D VIEW
FALL - SPRING EQUINOX 9:00 AM

SHADOW STUDY SITE PLAN
FALL - SPRING EQUINOX 9:00 AM



SHADOW STUDY - 3D VIEW
FALL - SPRING EQUINOX 1:00 PM

SHADOW STUDY SITE PLAN
FALL - SPRING EQUINOX 1:00 PM

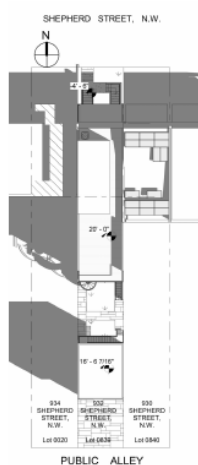


SHADOW STUDY - 3D VIEW
FALL - SPRING EQUINOX 3:00 PM

SHADOW STUDY SITE PLAN
FALL - SPRING EQUINOX 3:00 PM

932 SHEPHERD ST
NW
DISTRICT OF COLUMBIA
20011

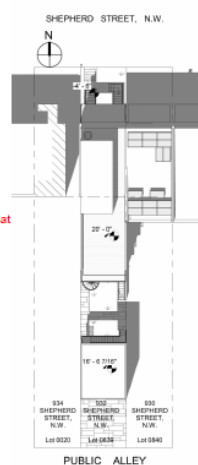
**SHADOW STUDY SITE PLAN
FALL - SPRING EQUINOX PROPOSED 15 FEET ADDITION**



SHADOW STUDY - 3D VIEW
FALL - SPRING EQUINOX 9:00 AM

No Additional Shadow cast on roof that affect Solar at Lot 0840

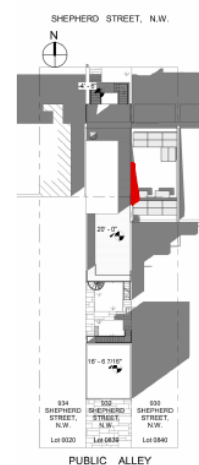
SHADOW STUDY SITE PLAN
FALL - SPRING EQUINOX 9:00 AM



SHADOW STUDY - 3D VIEW
FALL - SPRING EQUINOX 1:00 PM

No Additional Shadow cast on roof that affect Solar at Lot 0840

SHADOW STUDY SITE PLAN
FALL - SPRING EQUINOX 1:00 PM



SHADOW STUDY - 3D VIEW
FALL - SPRING EQUINOX 3:00 PM

Minor Additional Shadow cast on roof that affect Solar at Lot 0840 (8 Sq Ft) < 5%

$\text{Spring} = \frac{\text{Unshaded Spring} - \text{Shaded Spring}}{\text{Unshaded Spring}} \times 100\%$

$\text{Spring} = \frac{2,013 - 1,963}{2,013} \times 100\% = 2.7\%$

Total affectancy affected by shade during Spring = 2.7% < 5%

$\text{Fall} = \frac{\text{Unshaded Fall} - \text{Shaded Fall}}{\text{Unshaded Fall}} \times 100\%$

$\text{Fall} = \frac{1,726 - 1,663}{1,726} \times 100\% = 2.6\%$

Total affectancy affected by shade during Fall = 2.6% < 5%

SHADOW STUDY SITE PLAN
FALL - SPRING EQUINOX 3:00 PM

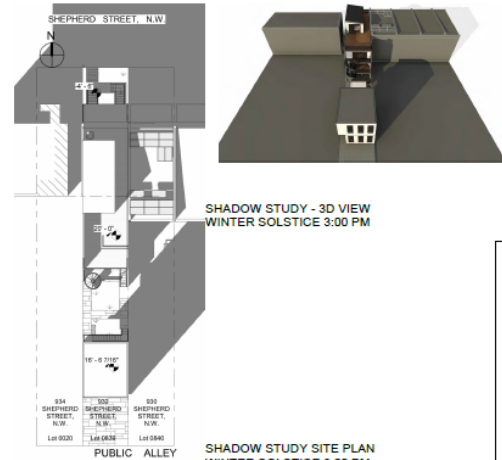
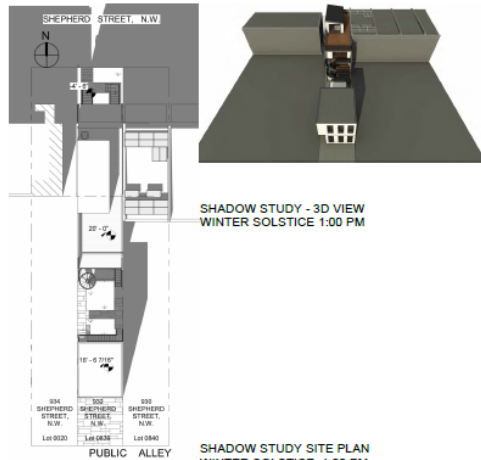
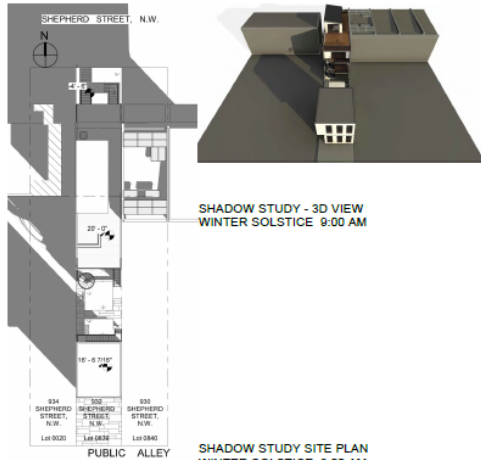


REVISION #
SCALE
ISSUE DATE

AS INDICATED
MAY 2025

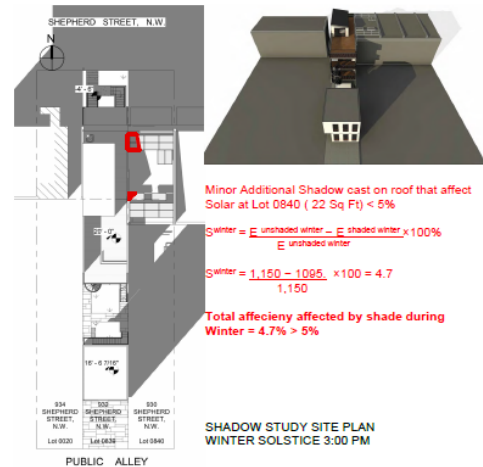
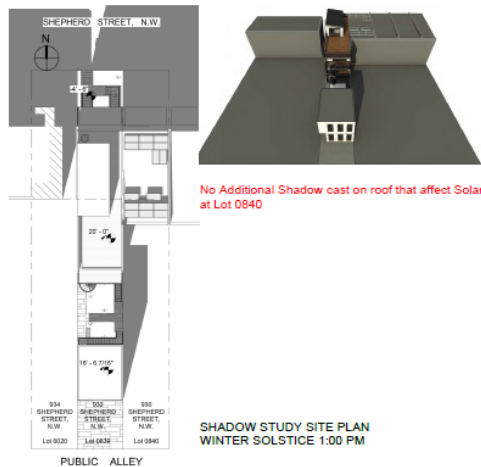
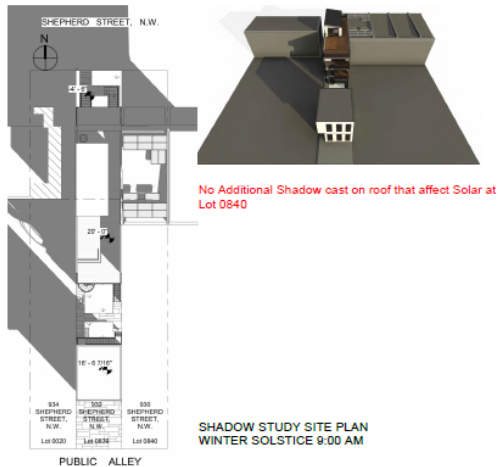
**SHADOW
STUDY -
FALL & SPRING
EQUINOX**

SHADOW STUDY SITE PLAN
WINTER SOLSTICE BY RIGHT



932 SHEPHERD ST
NW
DISTRICT OF COLUMBIA
20011

SHADOW STUDY SITE PLAN
WINTER SOLSTICE PROPOSED 15 FEET ADDITION



CME DESIGN SERVICES
cmedesignservices.net
Tel. 571.225.7211

REVISION #
SCALE AS INDICATED
ISSUE DATE MAY 2005

SHADOW
STUDY -
WINTER
SOLSTICE

Relief No. 2: Residential Conversion

U § 320.2

Residential Conversion — Meeting the Standards

Subtitle U § 320.2 and Subtitle X § 901

§ 901.2(a) Harmony

The RF zones provide for areas developed primarily with row dwellings within which there have been limited conversions into more than two dwelling units. The proposed 3-unit conversion is in harmony with the general purpose and intent of the RF Zones.

§ 901.2(b) No Adverse Effect

The granting of the special exception will not tend to adversely affect the use of the neighboring properties, and will not unduly impact light, air, or privacy of neighboring properties. Adjacency to commercial zones, GA Ave Corridor.

U § 320.2(a) Building Exists

The building to be expanded is in existence on the property and will be in existence at the time the Department of Buildings accepts as complete the building permit application for the conversion and expansion.

U § 320.2(b) Inclusionary Zoning

The Applicant is only proposing three (3) dwelling units; therefore, the Inclusionary Zoning set-aside requirement of Subtitle C § 1003.6 does not apply.

U § 320.2(c) Land Area

Minimum 900 sq. ft. per unit = 2,700 sq. ft. for 3 units. The Subject Property has 2,939 sq. ft. of land area — exceeding the minimum.

Unit Layout & Area Plan



Conclusion

932 Shepherd Street, NW | BZA Case No. 21396



Both special exceptions satisfy Subtitle X § 901.2 — harmony with the Regulations and no adverse effect on neighboring properties.



Each request meets the specific criteria of 11 DCMR Subtitle E § 5201 and Subtitle U § 320.2.



The proposal preserves the existing façade, porch, and mansard roofline, and will not unduly impact light, air, or privacy of neighboring properties.



The Office of Planning recommends approval, and DDOT has no objection to the requested relief.

The Applicant respectfully requests that the Board grant the relief requested.