

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: *PB* Philip Bradford, AICP, Development Review Specialist
DATE: January 21, 2026
SUBJECT: BZA Case 21403: Request for special exception relief pursuant to allow a rear deck addition at 1448 Spring Road NW.

I. RECOMMENDATION

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

- E § 207.1, Rear Yard (20 ft. min required, 28 ft. existing; 18 ft. proposed); and
- E § 210.1, Lot Occupancy (60% max. permitted, 56.4% existing; 69.6% proposed)

II. LOCATION AND SITE DESCRIPTION

Address:	1448 Spring Road NW
Applicant:	David Lawrence and Madeline Britvec
Legal Description:	Square 2690; Lot 0048
Ward / ANC:	Ward 1 / ANC 1D
Zone:	RF-1, low to moderate density residential
Lot Characteristics:	Rectangular Corner Lot measuring 25 ft. x 50 ft. with a 10 ft. public alleyway to the rear.
Existing Development:	Single unit row building
Adjacent Properties:	Single unit row buildings and apartment buildings in the RA-2 zone across the street.
Surrounding Neighborhood Character:	Low to moderate density residential neighborhood with mixed use (MU-4) zoning along 14 th Street NW one block east.
Proposed Development:	Rear deck addition on the first floor of an existing attached, two-story, plus cellar, principal dwelling unit.

III. ZONING REQUIREMENTS and RELIEF REQUESTED

RF-1 Zone	Regulation	Existing	Proposed ¹	Relief:
Density E § 201 (302)	2 principal units max.	1 unit	No Change	None Requested
Lot Width E § 202 (201)	18 ft. min.	20 ft.	No Change	None Requested
Lot Area E § 202 (201)	1,800 sq. ft. min.	1,520 sq.ft.	No Change	None Requested
Height E § 203 (303)	35 ft. max.	35.75 ft.	No Change	None Requested
Rear Yard E § 207 (306)	20 ft. min.	28 ft.	18 ft.	Relief Requested
Lot Occupancy E § 210 (304)	60% max. (70% by Spl. Ex.)	56.4%	69.6%	Relief 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 requested relief to maximum lot occupancy and minimum required rear yard are allowed through special exception.

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 deck would remove the existing rear stairs from the main floor of the existing building and replace it with a 10 ft. x 20 ft. deck. Given the small size and open nature of the deck, the addition is unlikely to introduce an undue impact on the light and air available

¹ Provided by DOB Office of the Zoning Administrator referral memorandum in [Exhibit 4](#)

to neighboring properties.

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

The rear deck addition would not substantially increase views onto adjacent properties beyond what currently exists on the property. Within the square numerous other row dwellings have rear decks on the main floor. Therefore, it should not have an impact on the neighboring properties privacy of use, or enjoyment.

- (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 proposed rear deck addition would be visible from the public alley located at the rear of the property. The deck is similar in size and design to other existing decks at the rear of other row buildings on Spring Road NW, and therefore should not intrude on the character, scale, and pattern of houses along the public alley 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 provided plans, photographs, and elevations to sufficiently represent the relationship of the proposed addition from public ways.

- 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.*

No special treatment is recommended.

- 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 addition would otherwise comply with the RF-1 development standards. The requested lot occupancy relief is within that is allowed by special exception in the RF-1 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 proposal would be consistent with the intent of the RF-1 zone requirements. Specifically, the rear deck addition would otherwise be consistent with the development requirements of the zone. Additionally, the lot occupancy requested would be within what is allowed by special exception and consistent with the of the surrounding properties.

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

The rear deck addition is within the range of building depth of other properties along the alleyway and would not increase the height of the building. Therefore, the addition should not intensify any impact to the use of neighboring properties.

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

The form of relief is within the allowed criteria of E § 5201, provided above.

V. OTHER DISTRICT AGENCIES

As of the writing of this report, there are no other comments from District Agencies in the record.

VI. ADVISORY NEIGHBORHOOD COMMISSION

At [Exhibit 19](#), there is a report from ANC 4C. At [Exhibit 23](#), is a resolution from ANC 1D in support of the application.

VII. COMMUNITY COMMENTS

At Exhibits [16](#), [17](#), and [18](#) are letters in support of the application.

Attachment: Location Map

Figure 1: Location Map

