

BZA CASE

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# Presentation: Proposed Rear Deck



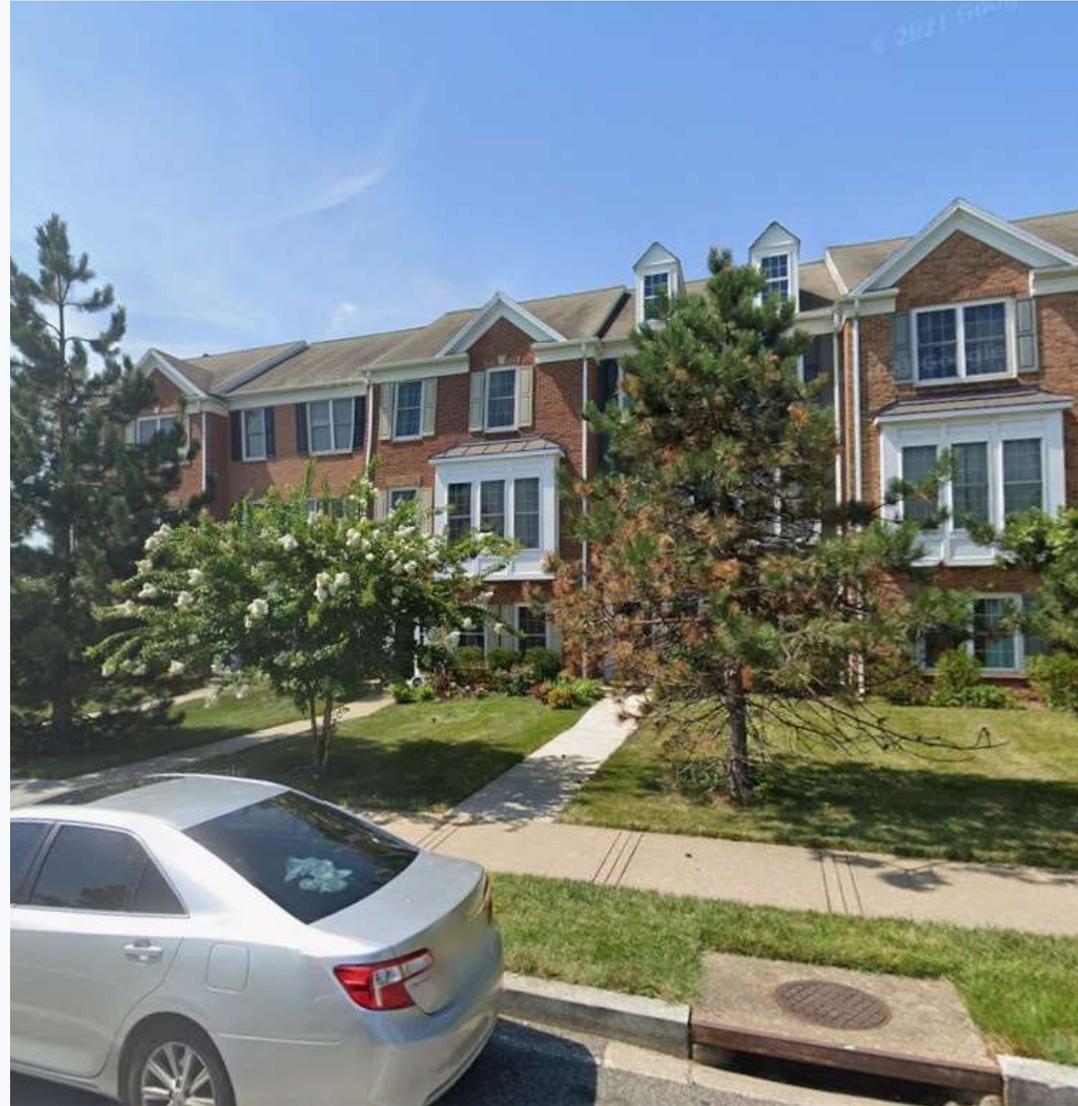
Presented by: Emlyn Davies-Cole, Designer,  
February 11, 2026

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21408  
EXHIBIT NO. 21

# Zoning Context

The RA-1 district is designed to support moderate-density residential use, promoting a balanced community atmosphere. The proposed rear deck serves as a customary amenity that enhances livability while preserving the neighborhood's character and complying with zoning regulations.

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# Compliance with Subtitle F § 5201.4(a)

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## Modest Deck

The proposed rear deck is **typical** for RA-1 residences and enhances the overall livability.

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## Limited Impact

Located below the main floor level, the deck **minimizes** effects on light, shadows, and airflow to neighbors.

# Sightlines and Privacy Compliance

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## Privacy

No intrusive views into neighboring properties created

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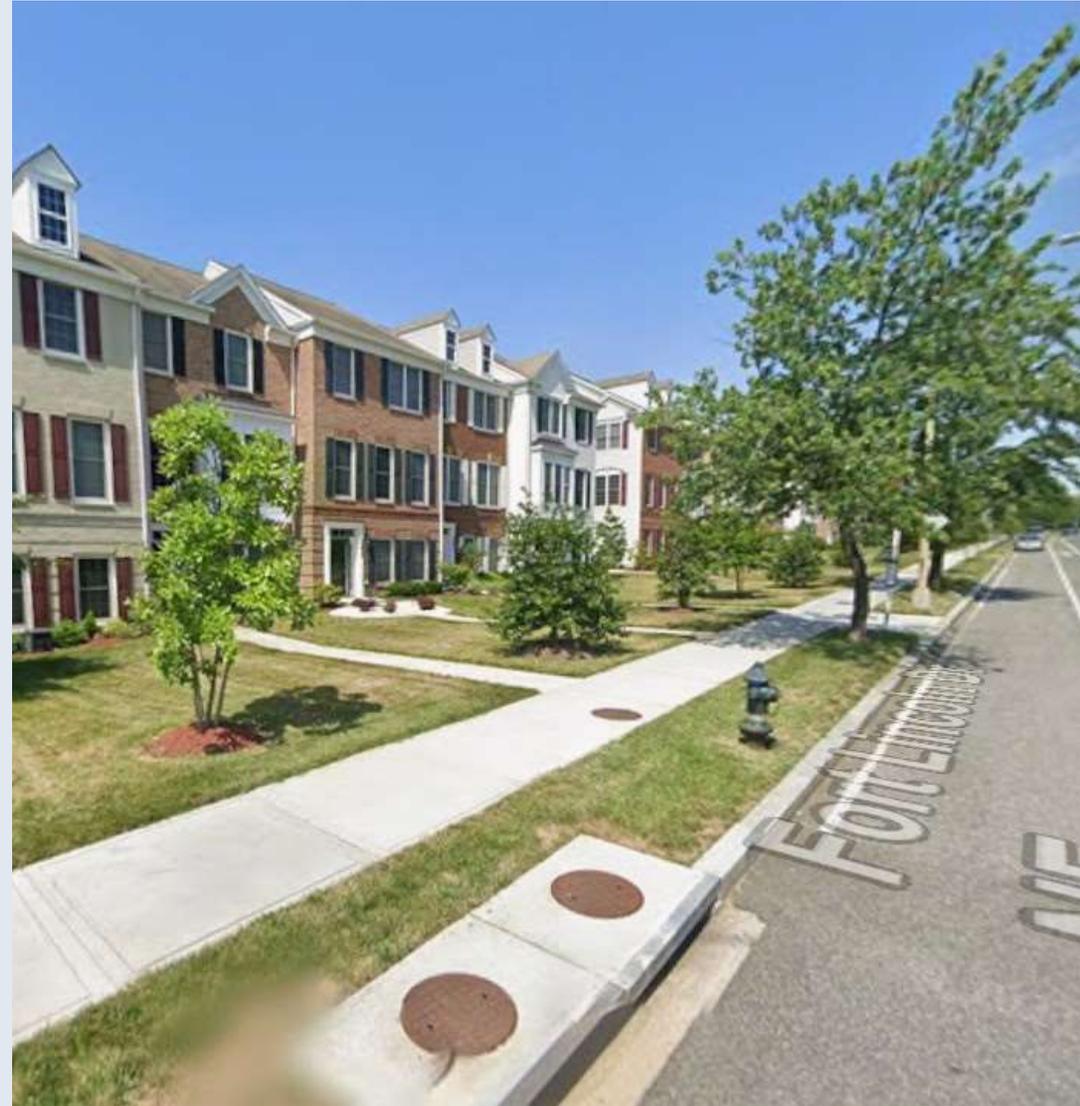
## Sightlines

Deck design prevents elevated sightlines from occurring

# Location Compatibility

The proposed deck is **entirely rear-located**, ensuring that it remains unseen from the street. Its design is consistent with the neighborhood's character, appearing as a customary residential feature when viewed from the alley, thereby enhancing the overall aesthetic.

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# Visual Evidence Provided

This section presents the required **plans and elevations** that illustrate the proposed rear deck's relationship to neighboring properties and public ways, demonstrating compliance with Subtitle F § 5201.4(a)–(c) for the Board of Zoning Adjustment.

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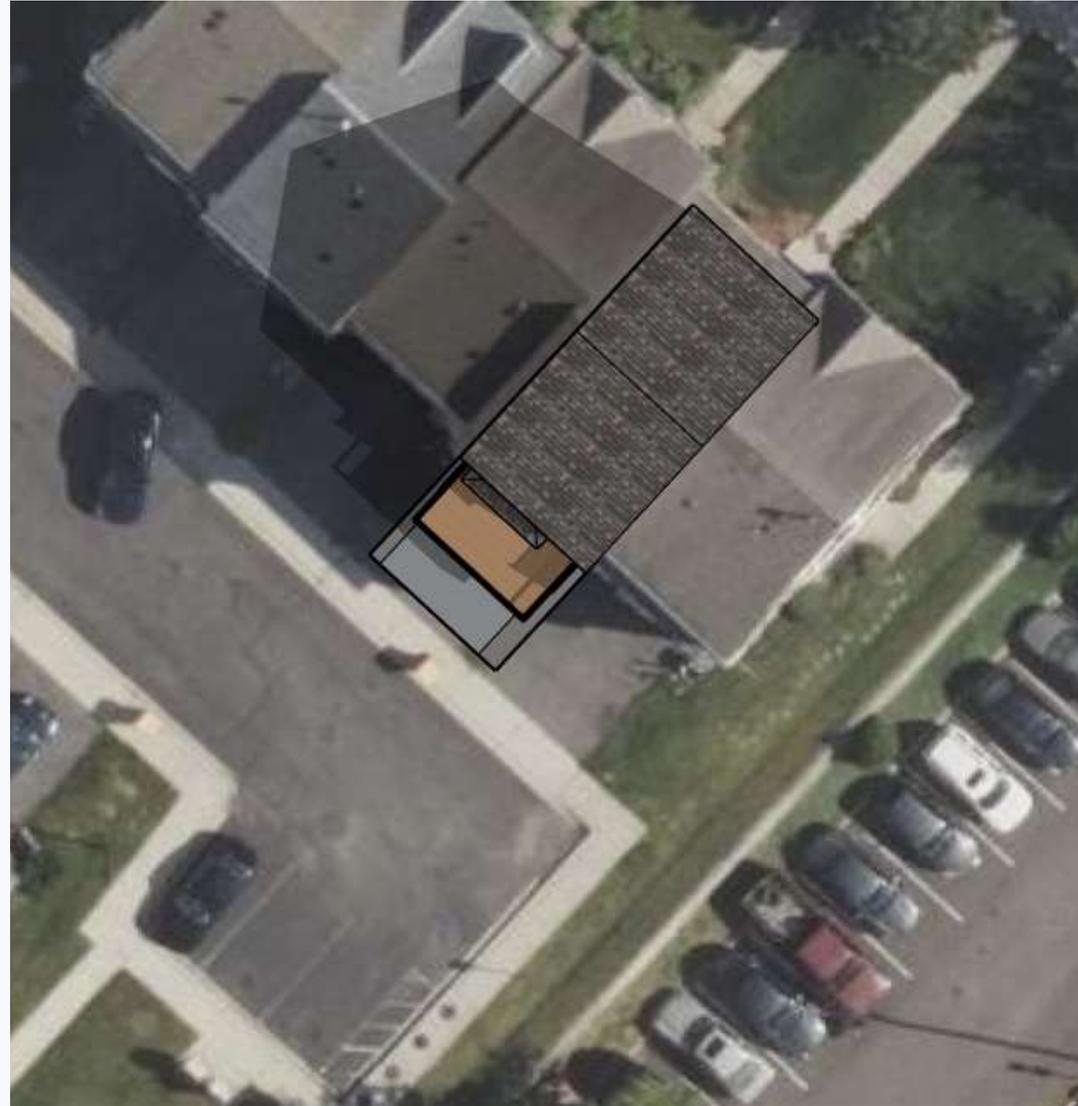




# Visual Evidence Provided

Plan showing context

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# Visual Evidence Provided

Rear view

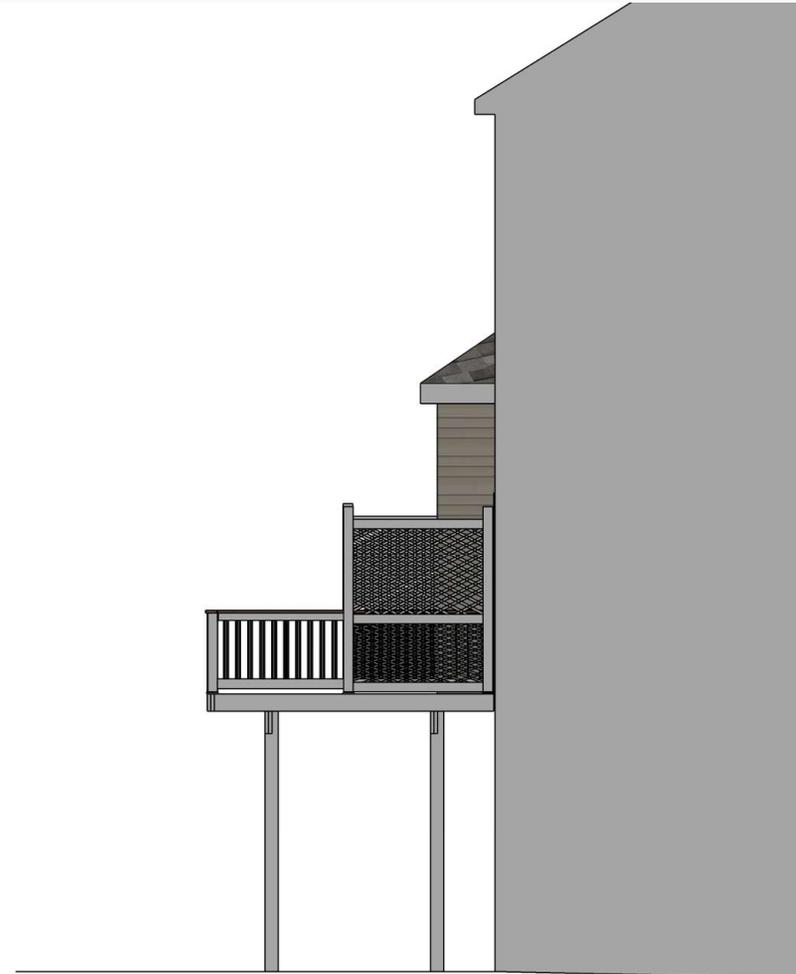
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# Visual Evidence Provided

Right view

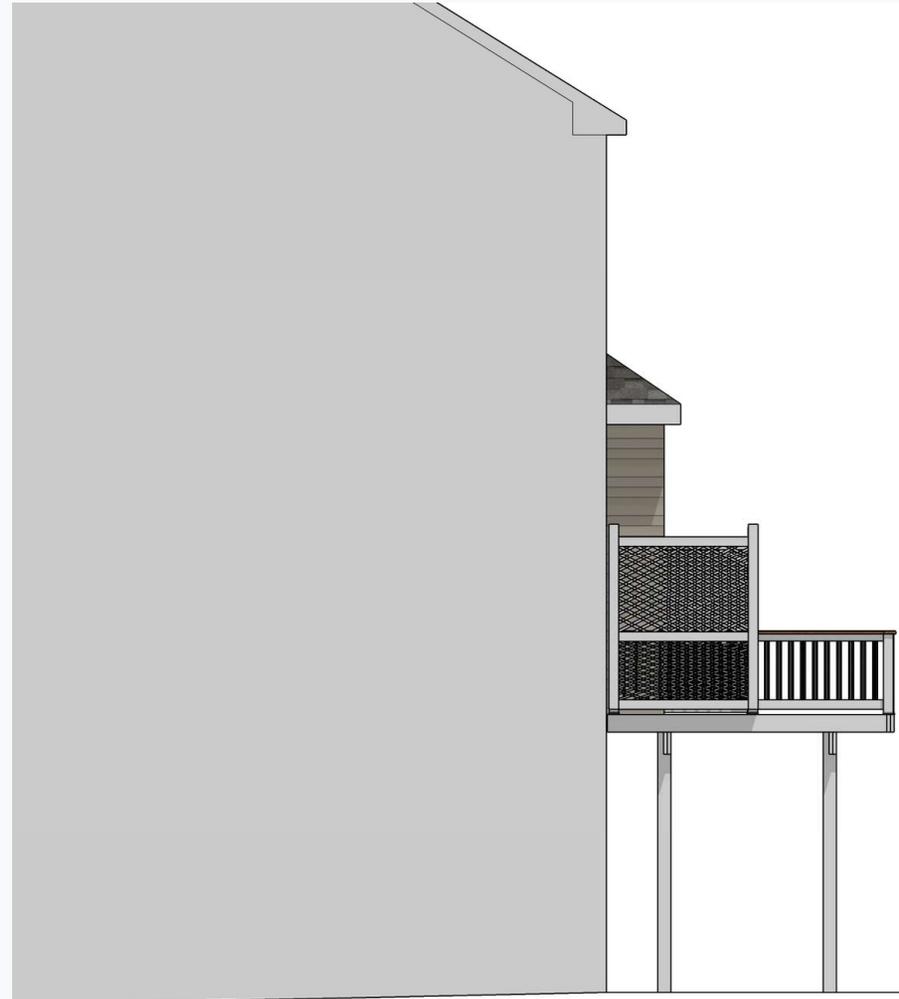
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# Visual Evidence Provided

Left view

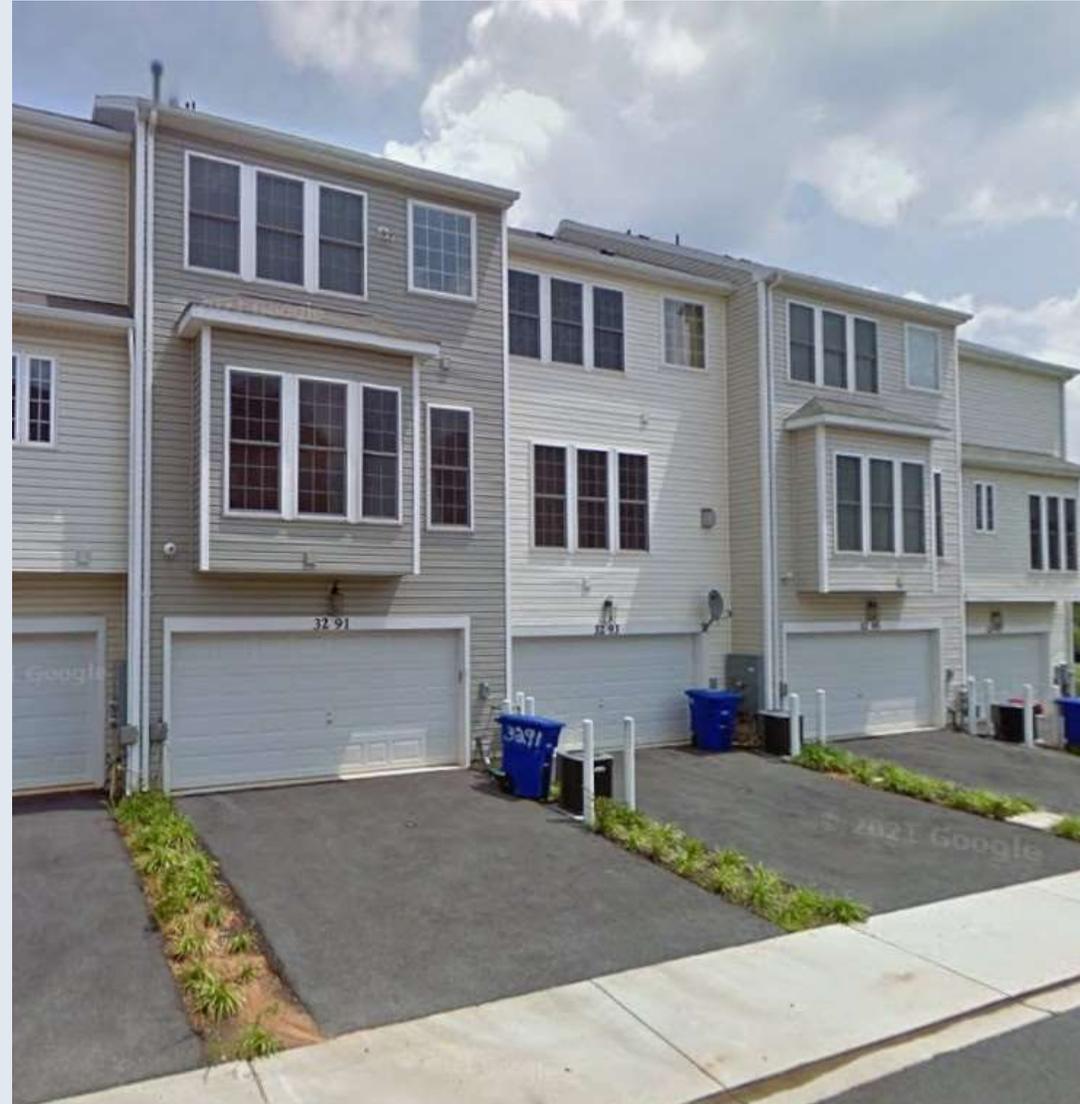
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# No Adverse Effects

The proposed rear deck complies with Subtitle X § 901.2(b), ensuring **no adverse effects** on light, air, privacy, or character of neighboring properties. It maintains harmony with the surrounding residential environment, reinforcing the overall community character and zoning intent.

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# Meeting Special Exception Criteria

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## Special Conditions

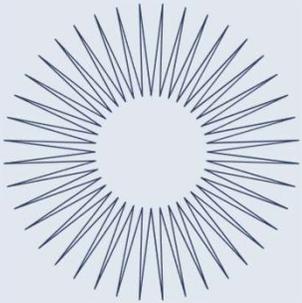
The deck satisfies all special conditions required under Subtitle F § 5201.4 for approval.

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## Compliance Criteria

It meets all applicable criteria for special exception approval as outlined in the zoning regulations.

# Summary of Benefits



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## Modest Size

The deck is designed to be a modest size that blends seamlessly with surrounding structures.

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## No Negative Impacts

It will not adversely affect neighbors' light, air, privacy, or overall residential character.

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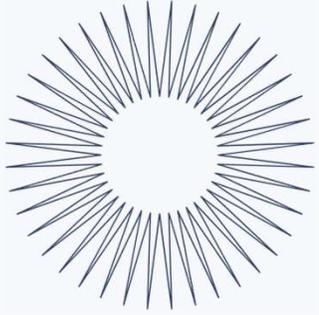
## Zoning Compatibility

The proposed deck aligns with the zoning intent to support moderate-density residential use.

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## Enhances Livability

This addition enhances residential livability by providing functional outdoor space without increasing density.



# Contact us !

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