

MEMORANDUM

TO: Board of Zoning Adjustment for the District of Columbia
FROM: *PA* Philip Y. A. Isaiah, Development Review Specialist
DATE: February 13, 2026
SUBJECT: BZA Case 21411 - request for special exception relief pursuant to permit a rear two-story tall sunroom rear addition at 69.9% lot occupancy.

I. RECOMMENDATION

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

- The lot occupancy requirements of Subtitle E § 210.1 (60% required, 57.3% existing; 69.9 % proposed)

II. LOCATION AND SITE DESCRIPTION

Address:	511 3rd Street, NE
Applicant:	Katherine & Timothy Carney
Legal Description:	Sq 779, Lot 95
Ward / ANC:	Ward 6/ANC 6C
Zone:	RF-1/CAP
Historic Districts	Capital Hill Historic District
Lot Characteristics:	The rectangular shaped 16.5 foot wide, 1,481 sq foot interior lot is both undersized and under width for its zone where the requirements are 18 feet and 1,800 feet, respectfully. Two alleys adjoin the property from both to the south, along one of the side lot lines and to the east along the rear lot line.
Existing Development:	The subject property is developed with a two-story Victorian-style brick-sided single family row dwelling. A small vinyl sided enclosed porch is located on the rear of the dwelling which would be demolished under this proposal.
Adjacent Properties:	Single-family row dwellings of similar character are located immediately to the north and west of the subject property. To the east, the rear yards of a row of dwellings fronting E Street NE (many of which include accessory buildings) are situated behind the lot. At the center of the square, several alley lots are developed with single-family row dwellings.

Surrounding Neighborhood Character:	The surrounding area is located in the Capital Interest District (CID) approved by the Zoning Commission in 1983. The area is also located in the northeastern corner of the Capital Hill Historic District, predominantly characterized by other Victorian-style brick single family row dwellings.
Proposed Development:	The applicant proposes to construct a two story tall sunroom addition at the rear of the dwelling with a partial roofed patio to the north, totaling 69.9% lot occupancy where the maximum requirement is 60%. The addition would be 16.5 feet by 12.9 feet and be located 23.6 feet from the rear lot line and 3.6 feet from the side lot line adjacent to lot 96. The addition would be finished with cement board siding and aluminum clad fixed fenestration on all sides with a new glass rear door. According to the submitted floor plans, the sunroom will be located on the first floor of the dwelling, and a loft area, accessible by a ladder, will be provided instead of a full second-story floor. The northern roof extension would measure 12 feet by 3.6 feet and one story in height. It would be a low slope made with Thermoplastic Polyolefin material on pressure treated wooden posts.

III. ZONING REQUIREMENTS and RELIEF REQUESTED

RF-1 Zone	Regulation	Existing	Proposed	Relief:
Height E § 203.2	35 ft. max.	21.3 ft.	No Change	Not Requested
Lot Width E § 202.1	18 ft. min.	16.5 ft.	No Change	Not Requested
Lot Area E § 202.1	1,800 sq. ft. min.	1,481 sq.ft.	No Change	Not Requested
Lot Occupancy E § 210	60% max.	57.3%	69.9%	Relief Requested
Front Setback E § 206	In line with existing setbacks	0.0ft.	No change	Not Requested
Rear Yard E § 306	20 ft. min.	36.2 ft	25.8 ft	Not Requested
Side Yard E § 208	None required (row building)	0.0ft.	No change	Not Requested
Parking C § 701.5	1 min.	1	1	Not Requested

IV. 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 applicant proposes to construct an addition and roof structure which would total 69.9% lot occupancy. Standard (a) is applicable.

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 subject addition would be adjacent to the alley to the south, and the roof extension will be one story in height and not include any walls or screens. Given this and the orientation of the existing house and surrounding houses, the addition is unlikely to introduce an undue impact on the availability to light to neighboring properties.

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

While windows are provided on the north side elevation adjacent to lot 96, the second level of the addition would be used as loft-style storage and open ceiling to the first floor, meaning that it will not be used as living space with views toward the neighboring lots. Further, the existing wood board-on-board fence migrates views from the first floor fenestration. The subject property is adjacent to alleys at the rear and to the south that face neighbors' rear yards with accessory buildings (such as detached garages) obstructing the views. Thus, the proposal should not unduly compromise the use and enjoyment of neighboring properties.

- (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 proposal is at the rear of the dwelling and should not be directly visible from the street. While it will be visible from the alleys, non-brick rear additions are typical in nature on neighboring dwellings and would not be considered visually intrusive.

(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.

OP does not propose special treatment for the subject proposal.

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 subject property would continue to be used as a single-family dwelling, a permitted use in the RF-1/CAP zone. The requested lot occupancy of 69.9% is within the 70% allowed through special exception.

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 applicant proposes to construct an addition what would provide expanded living and storage space of the dwelling. The enlargement would not create more density than otherwise permitted in the zone, nor establish any otherwise nonpermitted use. This standard is met.

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

The proposal would increase the lot occupancy by 9.9% than that which is permitted as a matter of right on a substandard lot for its zone. Other than the lot occupancy, the applicant meets all other development standards. This standard is met.

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

The subject application has adequately addressed the criteria for special exception review.

Subtitle E Section 403.1 SPECIAL EXCEPTION REVIEW STANDARDS FOR THE CAPITAL INTEREST RESIDENAL FLAT ZONE

403.1 In reviewing an application for a special exception in the RF-1/CAP zone, in addition to the applicable criteria of this subtitle and of Subtitle X, Chapter 9, the Board of Zoning Adjustment shall consider whether the proposed development is:

- (a) Compatible with the present and proposed development of the neighborhood;*
- (b) Consistent with the goals and mandates of the United States Congress in title V of the Legislative Branch Appropriation Act, 1976 (Master Plan for Future Development of the Capitol Grounds and Related Areas), approved July 25, 1975 (Pub. L. No. 94-59, 89 Stat. 288); and*
- (c) In accordance with the plan promulgated under the Act.*

The proposed rear addition would retain the present two-story, row dwelling character of the neighborhood and would not be directly visible from the 3rd Street frontage. It would be visible from the alley, but would be compatible to other structures. The proposal will be reviewed by the Architect of the Capitol for consistency with goals and mandate of the Master Plan for Future Development of the Capitol Grounds and Related Areas.

V. OTHER DISTRICT AGENCIES

No comments from other District agencies have been supplied to the record at this report's publication.

VI. ADVISORY NEIGHBORHOOD COMMISSION

No comments from ANC 6C have been supplied to the record at this report's publication.

VII. COMMUNITY COMMENTS

Letters of support are supplied to the record as Exhibits 14, 15, and 16, including the adjacent lot 96 as Exhibit 15.

Figure 1: Location Map

