

**MEMORANDUM**

**TO:** District of Columbia Board of Zoning Adjustment  
**FROM:** Maxine Brown-Roberts Development Review Specialist *MBR*  
**DATE:** February 13, 2026  
**SUBJECT:** BZA Case 21414: Request for special exception relief to construct a two-story rear addition to a single-family dwelling at 218 F Street, NE in the RF-1 Zone

**I. RECOMMENDATION**

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

- Rear Extension, Subtitle E § 205.1 (10 ft. allowed; 16 ft. on the west side existing; 12 ft on the east side and 28 feet on the west side proposed); and
- Lot Occupancy, Subtitle E § 210.1 (60% max. required, 57.5% existing, 63.6% proposed)

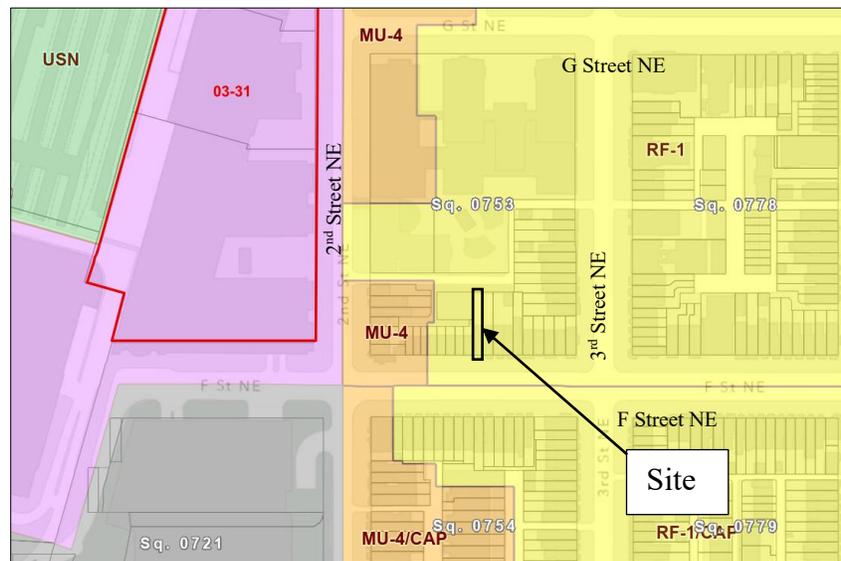
**II. LOCATION AND SITE DESCRIPTION**

Address:	218 F Street, NE
Applicant:	Christopher and Katie Hanley represented by Joseph Boyette
Legal Description:	Square 0753, Lot 0112
Ward / ANC:	Ward 6/ANC-6C
Zone:	RF-1, Low-Density Residential Row Homes
Historic District:	Capitol Hill Historic District
Lot Characteristics:	The rectangular 1,600 square foot lot (100 ft. x 16 ft.) abuts F Street and a 30-foot-wide public alley to the rear.
Existing Development:	The lot is currently improved with a two-story with basement principal dwelling.
Adjacent Properties:	The property is bounded to the south, east, and west by attached single-family homes and to the north by Capitol Hill Montessori @ Logan school in the RF-1 Zone.
Surrounding Neighborhood Character:	The surrounding neighborhood has predominantly 2- and 3-story row dwellings, interspersed with school and low-rise apartments. To the west across 2 <sup>nd</sup> Stret are office buildings and Union Station.
Proposed Development:	The Applicant is proposing a two-story rear addition and deck.

**III. ZONING REQUIREMENTS AND RELIEF REQUESTED**

<b>RF-1 Zone</b>	<b>Regulation</b>	<b>Existing</b>	<b>Proposed</b>	<b>Relief:</b>
Lot Width E § 202	18 ft. min.	16 ft.	No change	Existing Non-conformity
Lot Area E § 202	1,800 sq. ft. min.	1,600 sq. ft.	No change	None Requested
Height E § 203	35 ft. max.	30.5 ft.	Not given	None Requested
Front Yard E § 206	Consistency with block face	Consistency with block face	No change	None Requested
Rear Yard E § 207	20 ft. min.	54 ft.	34.5 ft.	None Requested
<b>Rear Extension E § 207.4</b>	<b>10 ft. max. beyond neighboring houses</b>	<b>16 ft. to the west 0 ft. to the east</b>	<b>28 ft. to the west 12 ft. to the east</b>	<b>SE Requested</b>
Side Yard E § 208	None required, but 5 ft. min. if provided	None	No change	None Requested
<b>Lot Occupancy E § 210</b>	<b>60% max.</b>	<b>57.5%</b>	<b>63.6%</b>	<b>SE Requested</b>
Parking C § 701	1 parking space per 2 dwelling units	1 space	No change	None Requested

Site Location



**IV. OFFICE OF PLANNING ANALYSIS**

**Subtitle E § 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.*

Applicant is requesting special exception relief from lot occupancy and rear extension requirements.

5201.2 Not applicable to the subject application.

5201.3 Not applicable to the subject 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 property is currently 16 feet beyond the rear wall of the property to the west (216 F Street). With the addition, the rear wall of the subject property would extend an additional 12 feet for a total of 28 feet. As seen on the solar studies at [Exhibit 20](#), the addition would cause negligible shadows over the existing situation. Therefore, the addition would not unduly affect the light and air to 216 F Street.

The rear wall of the subject property is currently in line with the rear wall of the adjacent property to the east (220 F Street) and is currently separated by a 4.17-foot-wide dogleg. The proposed would fill in the dogleg in line with the rear of 216 F Street. A second 12-foot deep, 2-story rear addition would be set back 5 feet from the 220 F Street property line. The 5-foot setback would be occupied by a deck on the first floor. Setting back the addition would set back and extend the addition 10 feet beyond the rear wall of 220 F Street. The solar study at [Exhibit 20](#) demonstrates that the shadows from the proposed addition would be slightly increased with the greatest amount of shadows at 3:00 pm during the summer hours. Therefore, 220 F Street should not be unduly affected by the addition.

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

The proposed addition adjacent to 216 F Street would have no windows. The views from the deck would be into the backyard, a situation that currently exists today and therefore the privacy of 216 F Street should not be unduly compromised.

The infill of the dog leg adjacent to 220 F Street would be along the property line and would have no windows. That portion of 220 F Street has no windows that would be blocked due to the infill of the dogleg. The rear addition would be setback from the property line and the windows on the first

level facing 220 F Street would have windows which would be high on the wall to minimize or preclude direct views into 220 F Street. Additionally, a screen wall around the deck would provide privacy and thereby not unduly affect the privacy of the adjacent neighbors.

- (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 addition would not be visible from F Street but would be visible from the alley and possibly from 2<sup>nd</sup> Street. The proposed addition would be similar in size, architecture and materials to other rear additions along the alley and would therefore not visually intrude on the character, scale, and pattern of houses along the alley.

- (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, new building, or accessory structure to adjacent buildings and views from public ways.*

The Applicant provided architectural plans and elevations, photographs, and a solar study sufficient to represent and evaluate the proposal.

*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 recommend any special treatment with respect to this relief.

*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 special exceptions, if granted, would not permit the introduction or expansion of a nonconforming use. The lot occupancy would not be beyond what is authorized in this section. The requested special exception for rear extension and lot occupancy should not compromise the ability of the subject property to continue its existing use as a single-family dwelling.

## **Subtitle X § 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 rear extension and lot occupancy special exceptions, if granted, would be in harmony with the general purpose and intent of the RF-1 Zone as it would not result in a dwelling that would be inconsistent with the intent of the zoning in terms of building height, massing or use.

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

As stated above, the lot occupancy and rear extension special exceptions, if granted, would not adversely affect the use of neighboring properties in accordance with the Zoning Regulations and the RF-1 Zone. The proposal neither introduces, nor expands an existing nonconforming use, and it does not compromise the subject property's ability to continue to function as a single-family dwelling. It should be noted that the adjacent property owners of 216 F Street and 220 F Street have submitted letters of support for the proposal at Exhibits 21 and 22 respectively.

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

As demonstrated above, the proposal would meet the requirements specified in Subtitle E § 5201.

## **V. HISTORIC PRESERVATION**

The Historic Preservation Staff at OP (HPO) has determined that the addition would be compatible with the historic district and that Historic Preservation Review Board (HPRB) review is not required.

## **VI. OTHER DISTRICT AGENCIES**

The Department of Transportation (DDOT) asked OP to convey to the Board that they have reviewed the proposal and have no objection to the approval of the requested relief.

## **VII. ADVISORY NEIGHBORHOOD COMMISSION**

As of the filing of this report, comments from ANC-6C have not been received.

## **VIII. COMMUNITY COMMENTS**

The record contains letters of support from the adjacent neighbors at 216 F Street, NE ([Exhibit 21](#)) and 220 F Street, NE ([Exhibit 22](#)) in support of the proposal.