

BZA Application No. 21415

1300 Girard Street, NW



Applicant

Robert Kyle Bivens & Jose Duron Milla

Zoning Attorney

Sullivan & Barros, LLP

Martin Sullivan

Project Architect

District Architecture Studio

Board of Zoning Adjustment

District of Columbia

CASE NO. 21415

EXHIBIT NO. 28

S&B

Overview and Requested Relief

- The Property, located in the RF-1 zone district, is improved with a three-story + cellar, single-family row dwelling.
- The Applicant proposes to construct a two-story + cellar addition at the rear and to convert the Building from one unit to three units. The addition will reduce the rear yard to 16 feet.
- Accordingly, the Applicant requests special exception approval pursuant to U § 320.2 to convert the Building to three units and from the rear yard requirements of E-207.1.
- The Office of Planning recommends approval.
- DDOT has no objection.
- ANC 1A supports the approval of the application.



Subj. Property
1300 Girard St., NW

Easterseals Child
Development Center





The Application Meets the General Special Exception Requirements of X-901.2

The special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely the use of neighboring property.

The granting of the special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps. The Zoning Regulations permit the conversion of a single-family dwelling to three (3) units via special exceptions. The Zoning Regulations also note that the RF zones are “residential zones, which provide for areas developed primarily with row dwellings, but within which there have been limited conversions of dwellings or other buildings into more than two (2) dwelling units. Therefore, the proposed 3-unit conversion is in harmony with the general purpose and intent of the RF Zones and Zoning Regulations.

The Applicant Meets the Specific Special Exception Requirements of U-320.2

In order to have three (3) principal dwelling units on the Property, the Applicant must request special exception relief pursuant to U § 320.2. A conversion requires that the existing residential building existed on the lot prior to May 12, 1958. Here, the Building has existed on the lot since 1907, safely meeting the first requirement. The proposal in this Application also satisfies the requirements of 11 DCMR Subtitle U § 320.2(a) through 320.2(c) as follows:

Section 320.2(a): The building to be converted or expanded is in existence on the property at the time the Department of Consumer and Regulatory Affairs accepts as complete the building permit application for the conversion or expansion;

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

Section 320.2(b) The fourth (4th) dwelling unit and every additional even number dwelling unit thereafter shall be subject to the requirements of Subtitle C, Chapter 10, Inclusionary Zoning, including the set aside requirement set forth at Subtitle C § 1003.6; and

The Applicant is only proposing three (3) dwelling units; therefore, this section does not apply.

Section 320.2(c) There shall be a minimum of nine hundred square feet (900 sq. ft.) of land area per each existing and new dwelling unit.

There is a minimum of nine hundred square feet (900 sq. ft.) of land area per each existing and new dwelling unit. The Applicant is proposing a total of three (3) residential dwelling units, which requires 2,700 square feet of land area. The Property has 5,152 square feet of land area.

The Applicant Meets the Specific Special Exception Requirements of E-5201

Section 5201.4: An application for special exception relief 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, specifically: 5201.4(a): The light and air available to neighboring properties shall not be unduly affected;	The shadow study demonstrates that the addition shall not have substantial impact on abutting properties. The study is a broader 'existing vs. proposed' model and shows no additional shadow on any neighboring property.
5201.4(b): The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;	The Addition does not propose any windows on the southern side of the structure, thereby maintaining privacy for abutting neighbors. Regarding the rear, the rear wall is only 4 feet into the required rear yard setback.
5201.4(c): The proposed addition or accessory structure, together with the original building, or the new 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 and alley frontage	As demonstrated by the elevations, the Addition is consistent with the character, scale, and pattern of development along Girard Street and 13th Street. The relief adds just four feet (4 ft.) for the first and second story to the rear of the structure, which is seen from Girard Street.

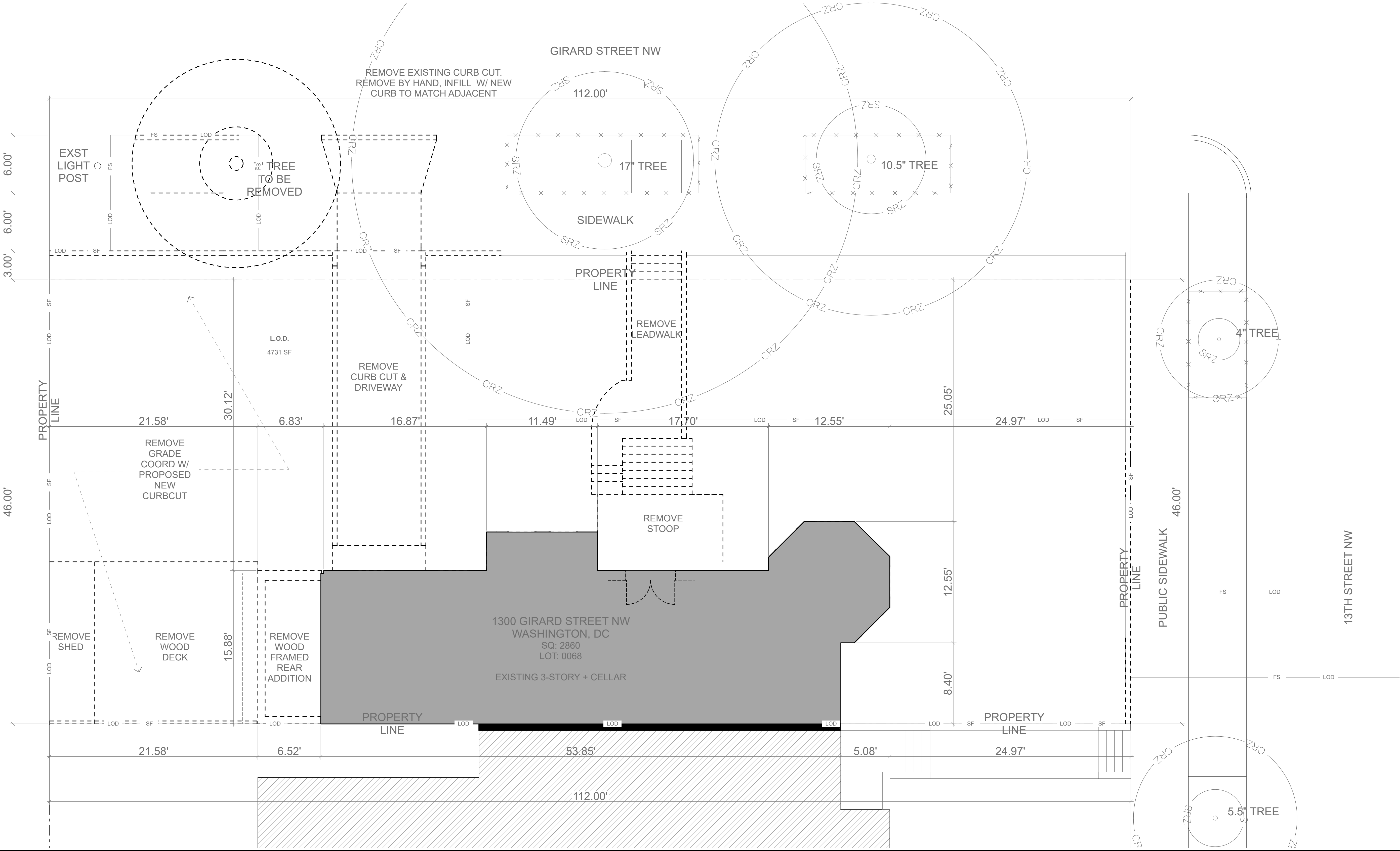
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13th STREET, N.W.

EXISTING SITE PLAN

SCALE: 1" = 5'

1



DISTRICT
architecture
studio
125 U Street NW Washington DC

1300 GIRARD STREET NW
WASHINGTON DC

I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGN INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED OR DIRECTLY SUPERVISED THE DEVELOPMENT OF THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION.

CLIENT: <OWNER>

EXISTING SITE PLAN

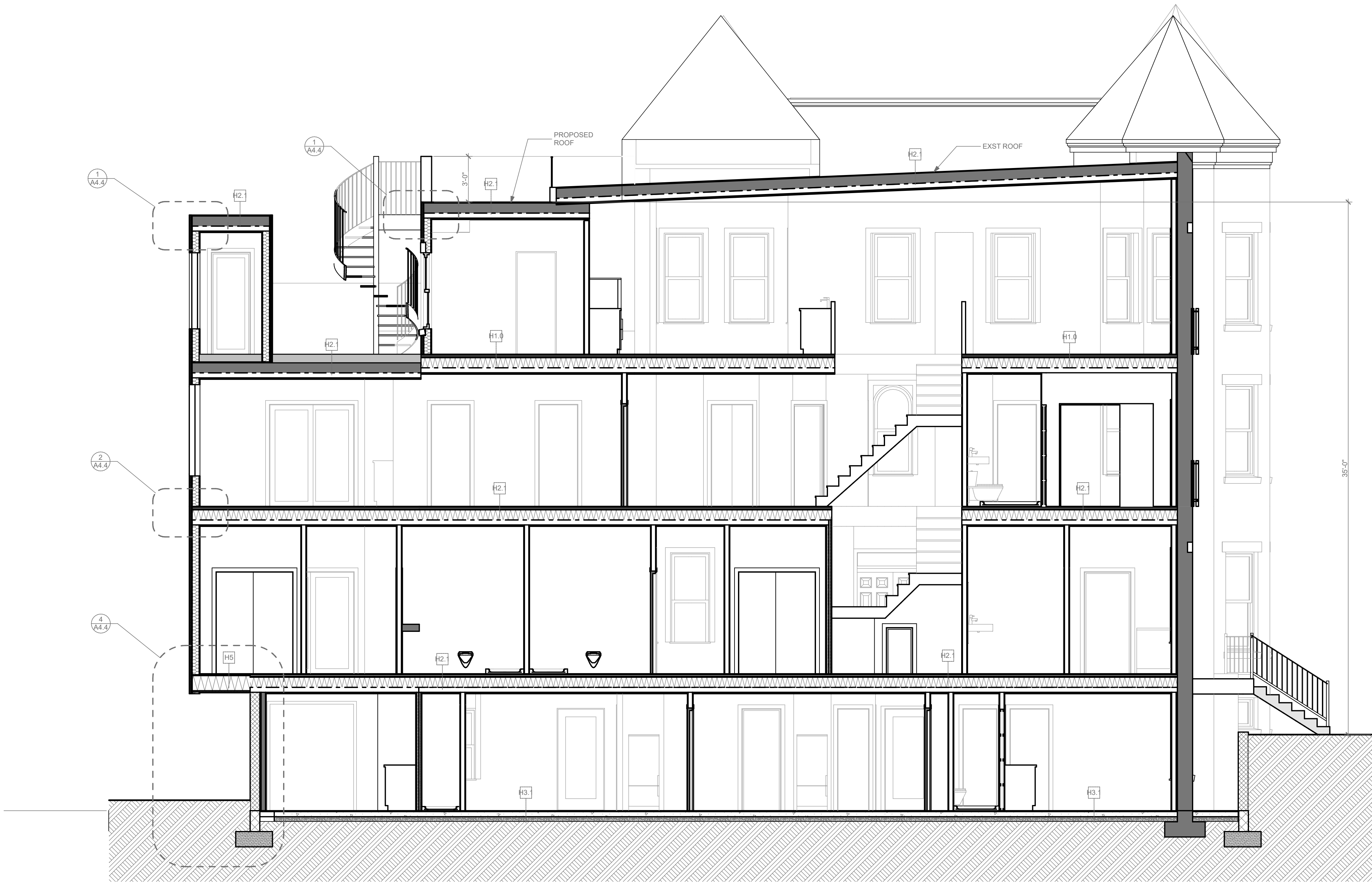
ISSUED
FOR PERMIT

REVISION

C1.1

Board of Zoning Adjustment
District of Columbia
CASE NO. 21415
EXHIBIT NO. 188
2/2/26





LONG SECTION
SCALE: 1/4" = 1'-0"

BUILDING SECTION GENERAL NOTES

1. REFER TO A0.1 FOR ABBREVIATIONS, PROJECT INFORMATION AND TYPICAL LEGEND. REFER TO SPECIFICATION NOTES FOR ADDITIONAL INFORMATION.
2. REFER TO A4.3 FOR TYPICAL STAIR, RAILING AND GUARD RAIL DETAILS
3. REFER TO A4.2 FOR HORIZONTAL ASSEMBLIES
3. REFER TO A4.1 FOR WALL ASSEMBLIES

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SECTION

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REVISION

A2.1

DATE
2/2/26



FRONT ELEVATION - 13TH STREET NW

SCALE: 1/4" = 1'-0"

1



SIDE ELEVATION - GIRARD ST NW

SCALE: 1/4" = 1'-0"

2

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125 U Street NW Washington DC

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ELEVATIONS

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REVISION

A3.1

DATE

2/2/26



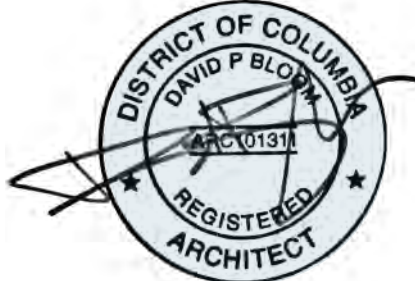
REAR ELEVATION

SCALE: 1/4" = 1'-0"

1

1300 GIRARD STREET NW
WASHINGTON DC

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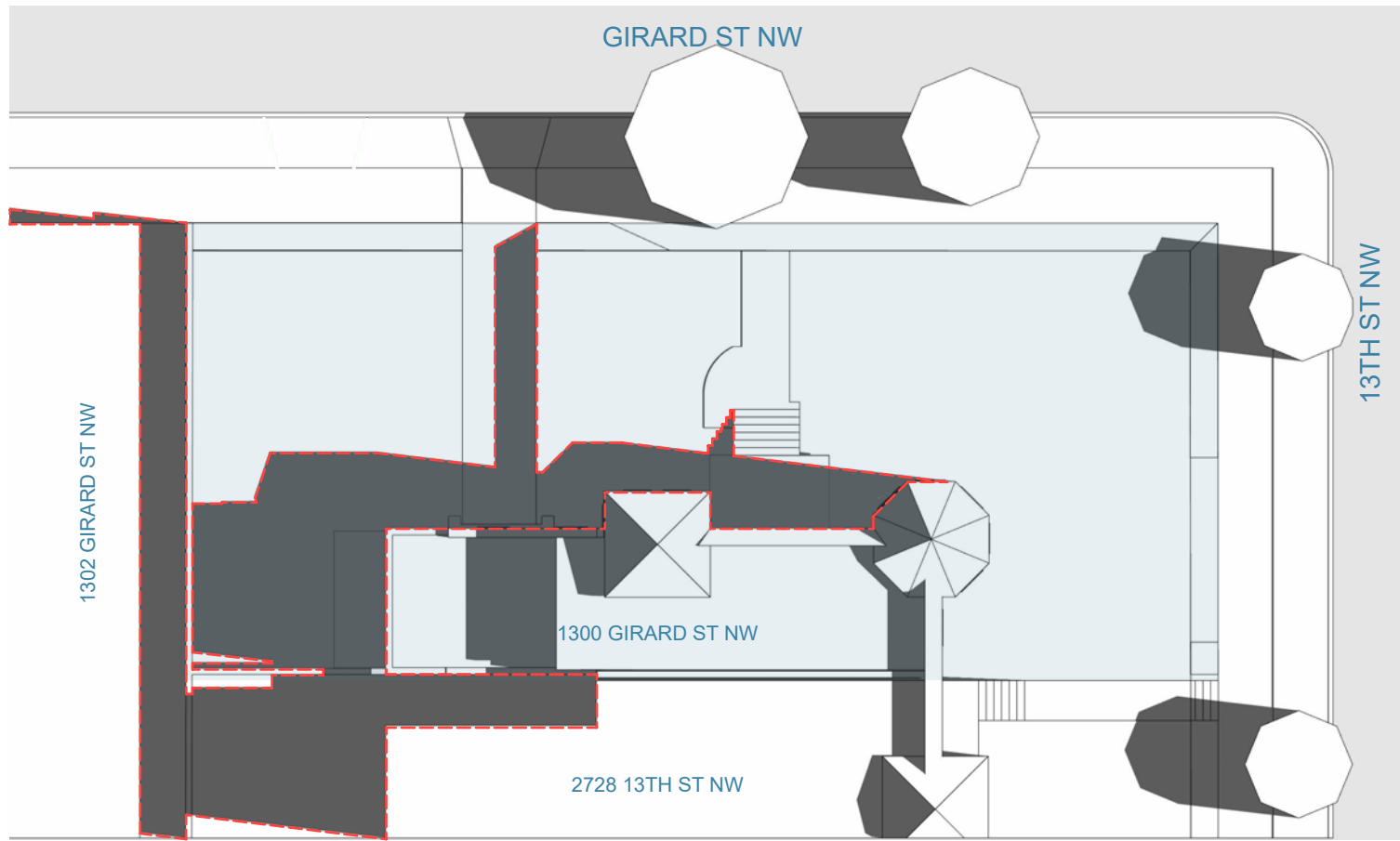
ELEVATIONS

ISSUED
FOR PERMIT

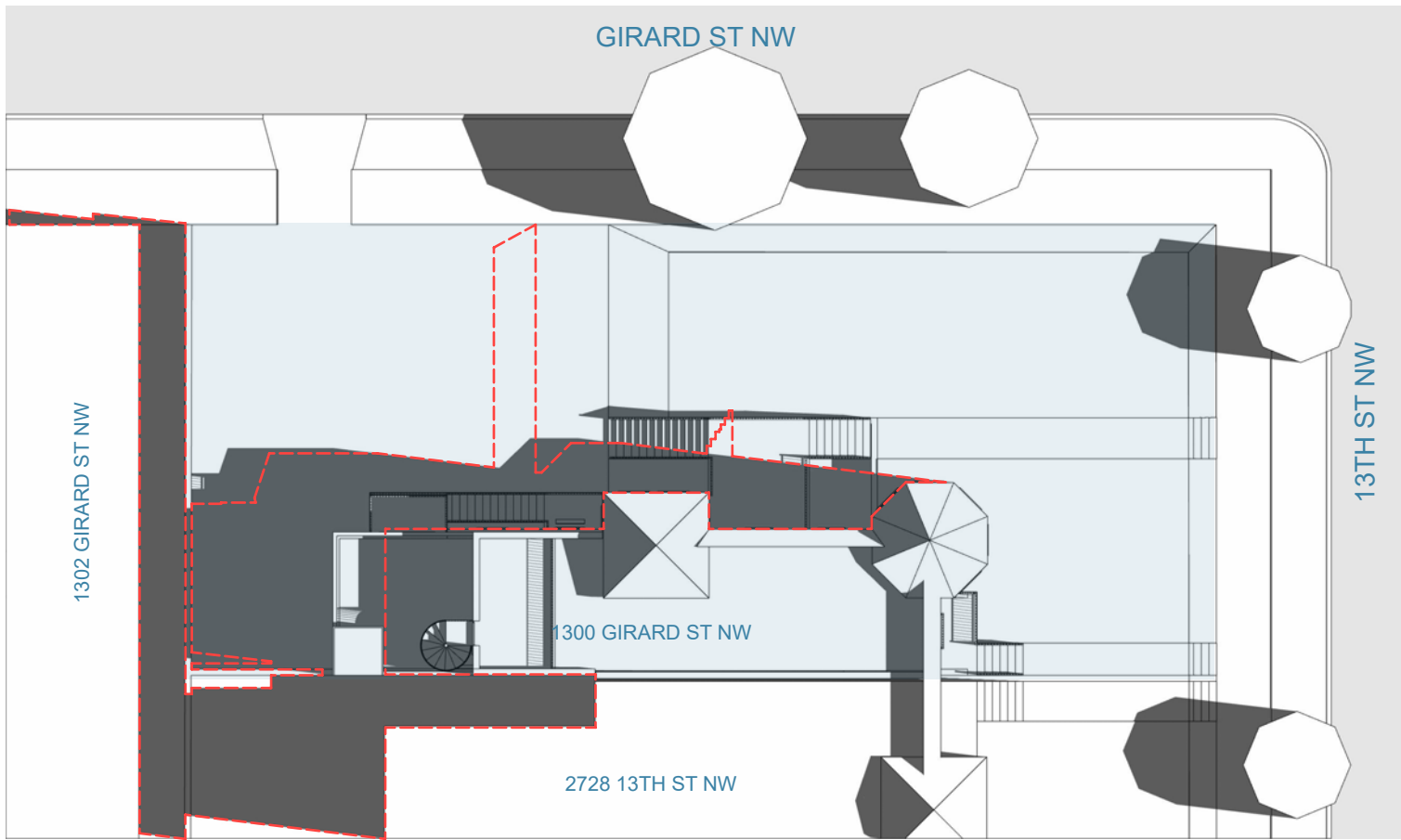
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A3.2

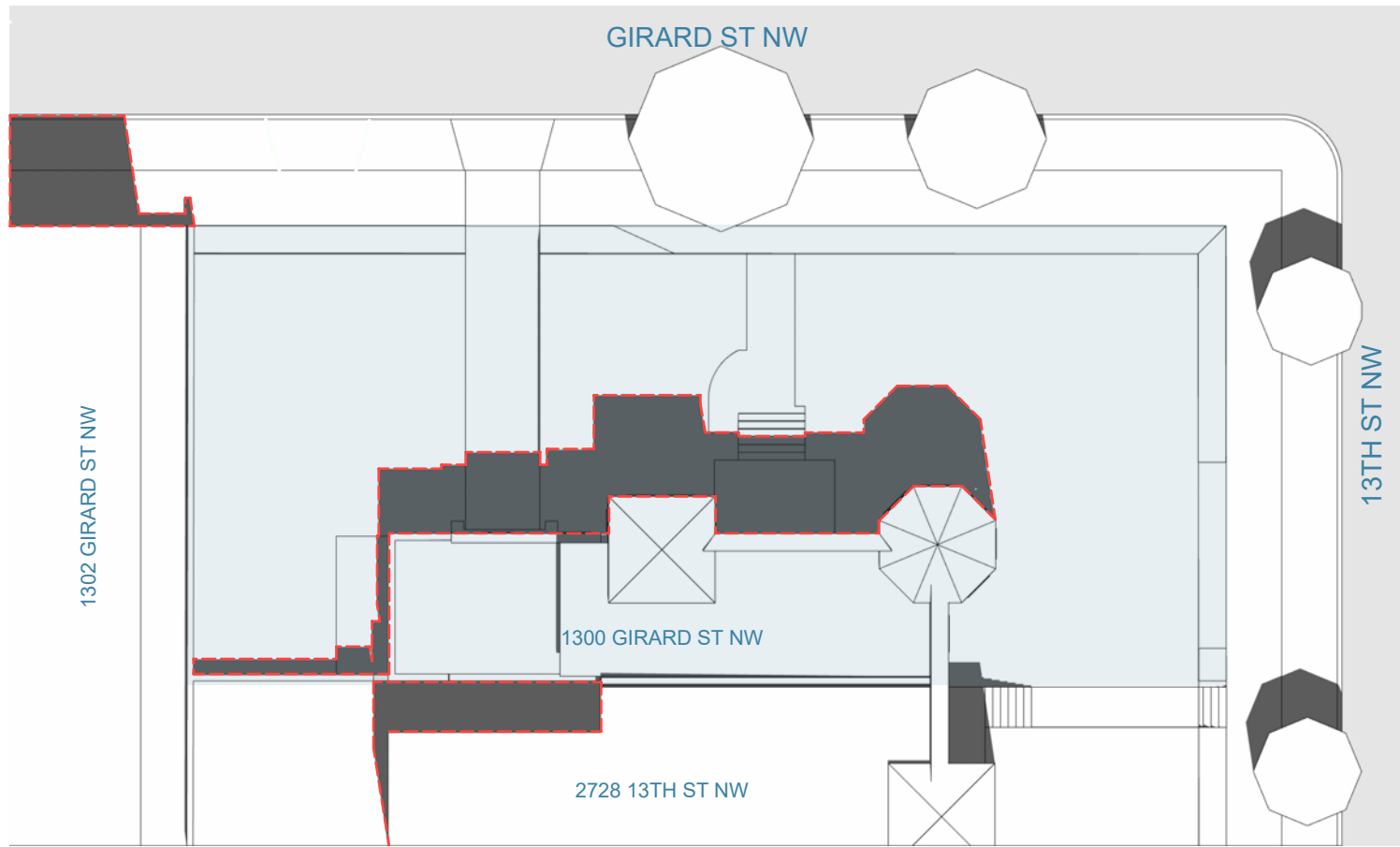
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2/2/26



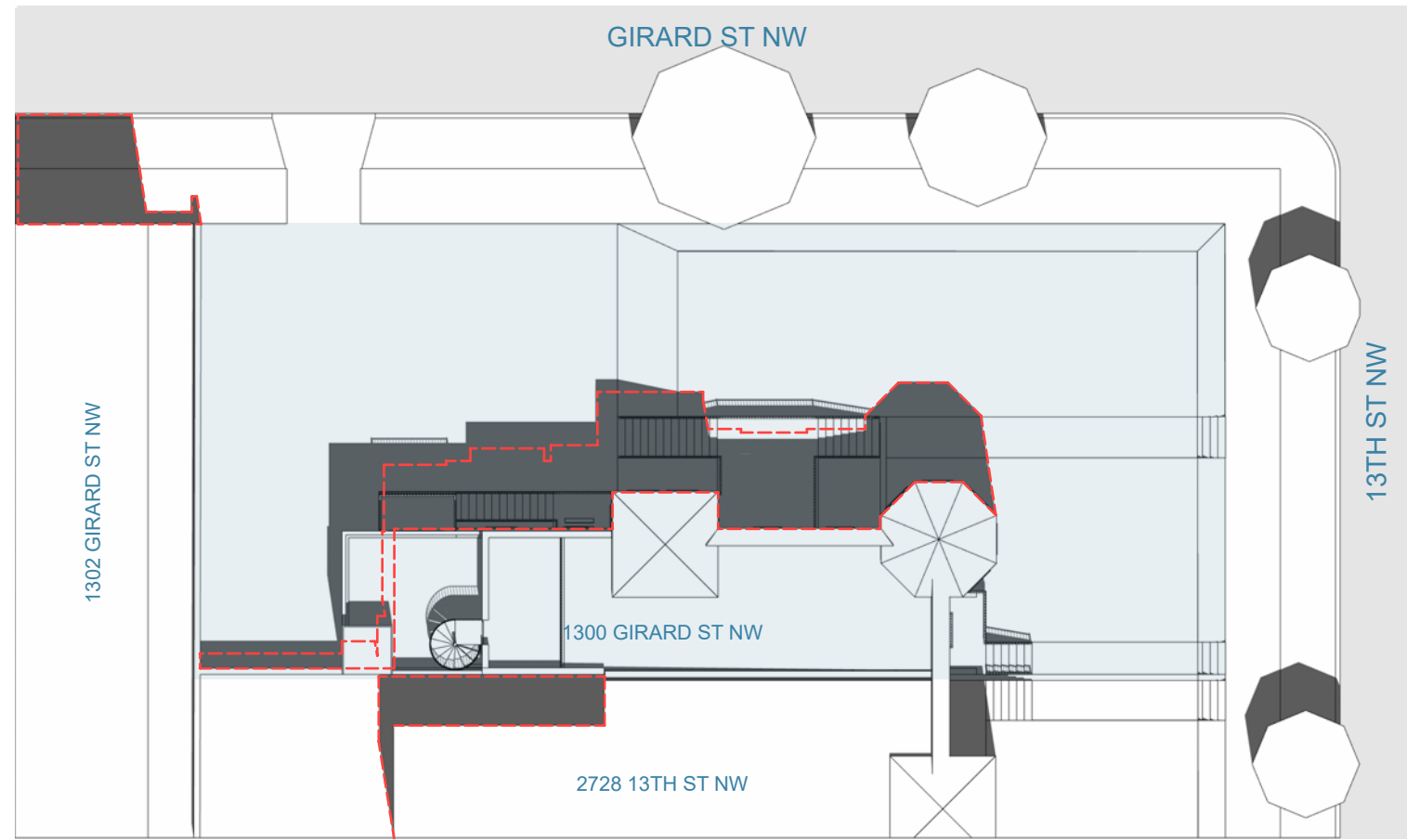
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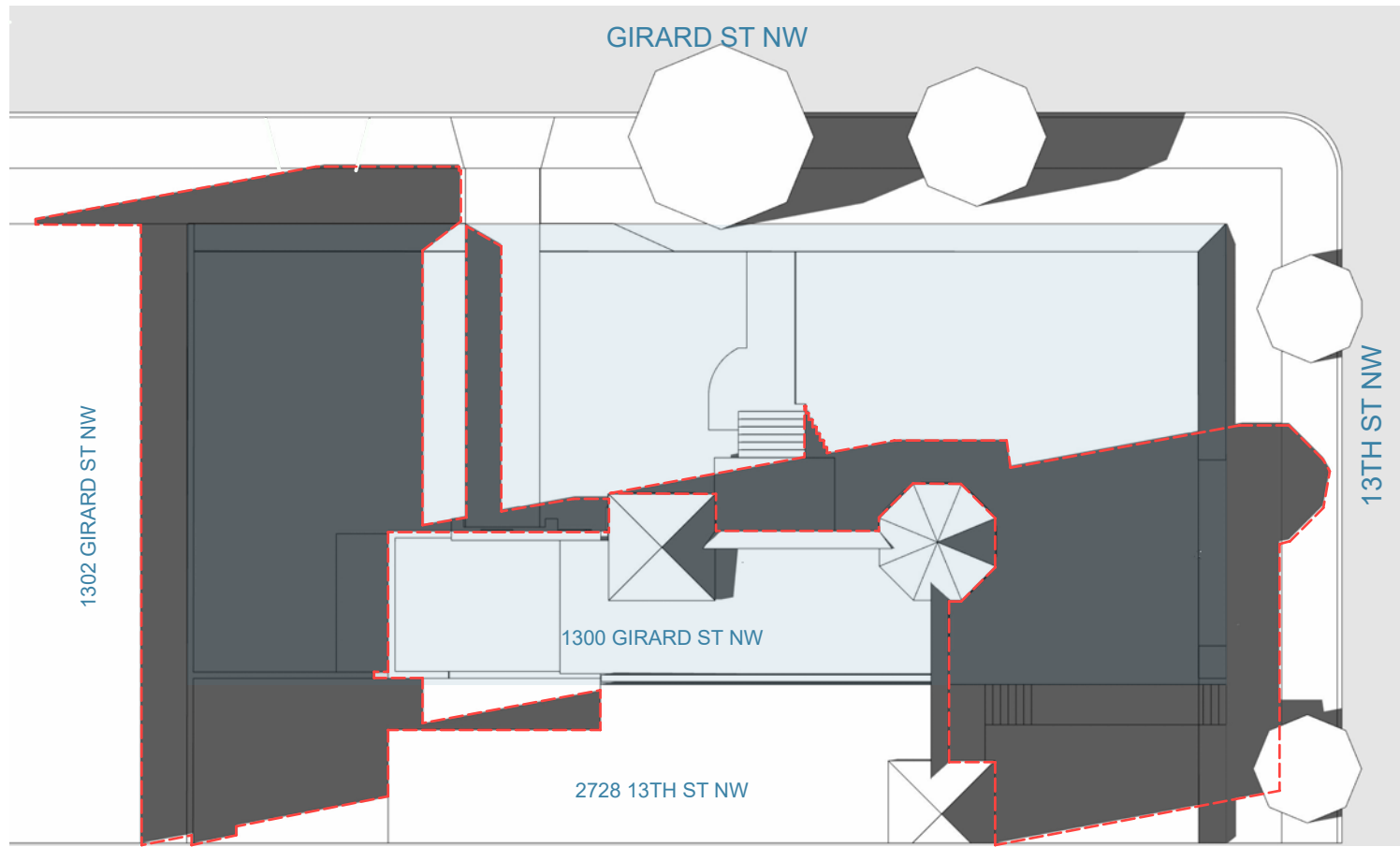
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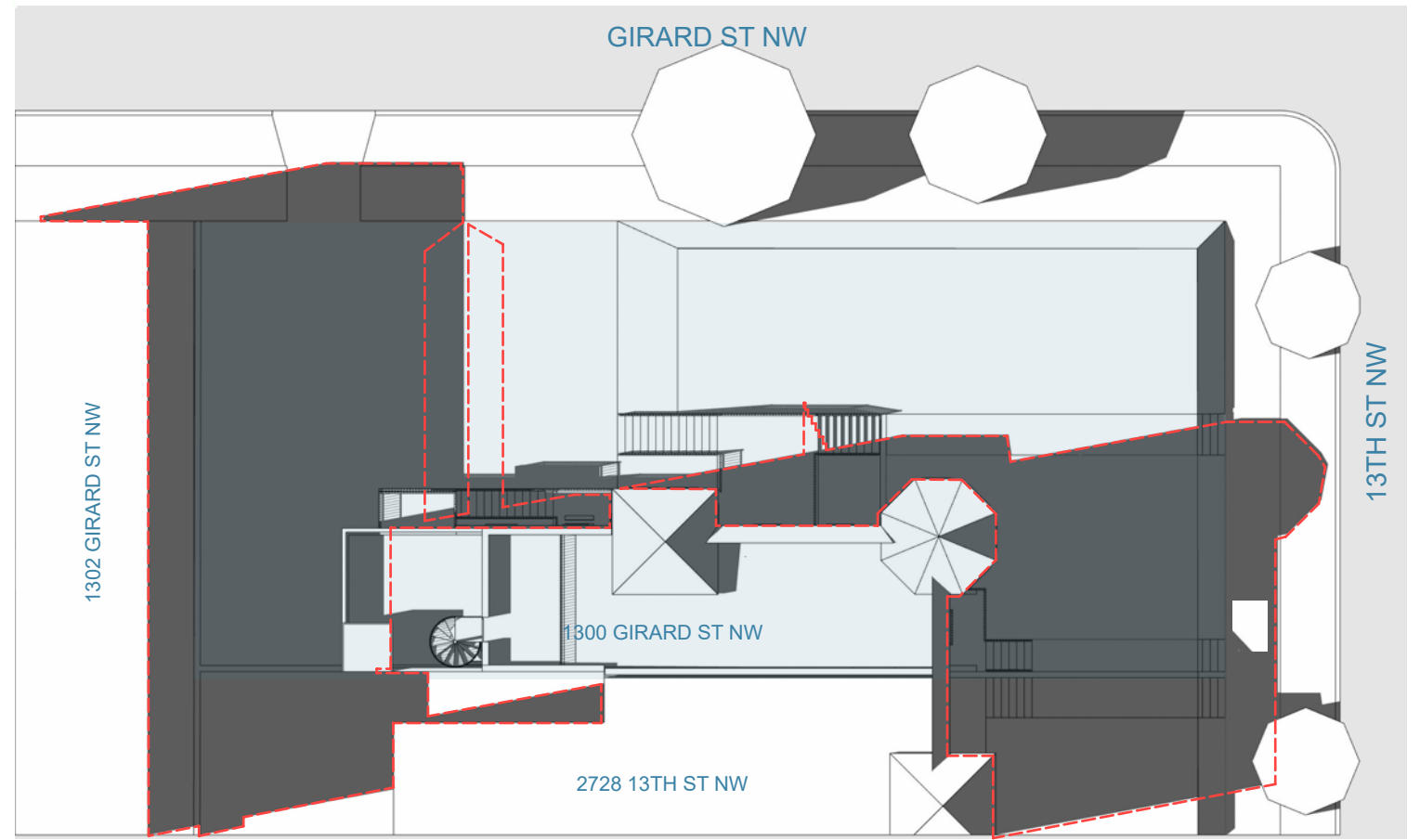
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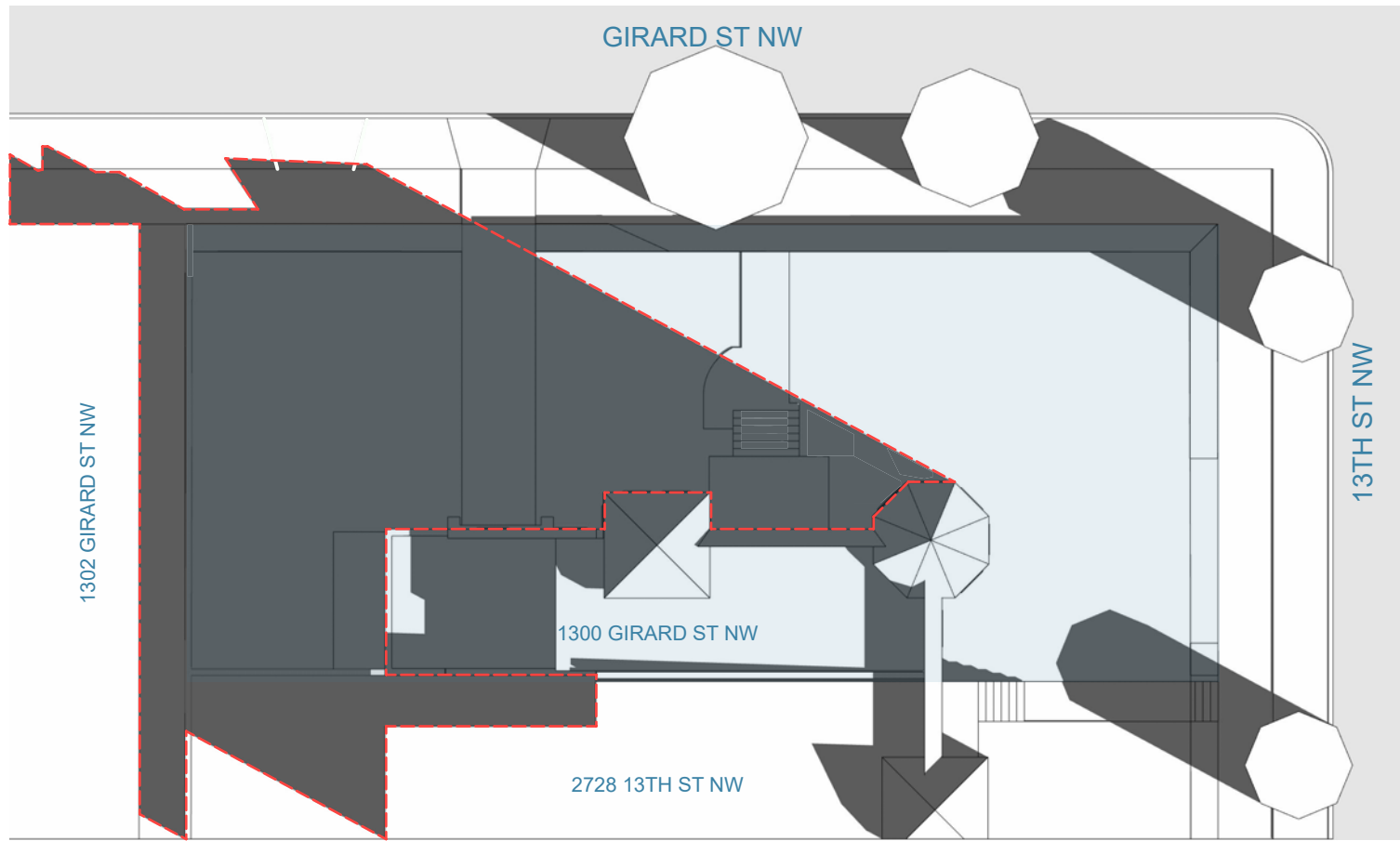
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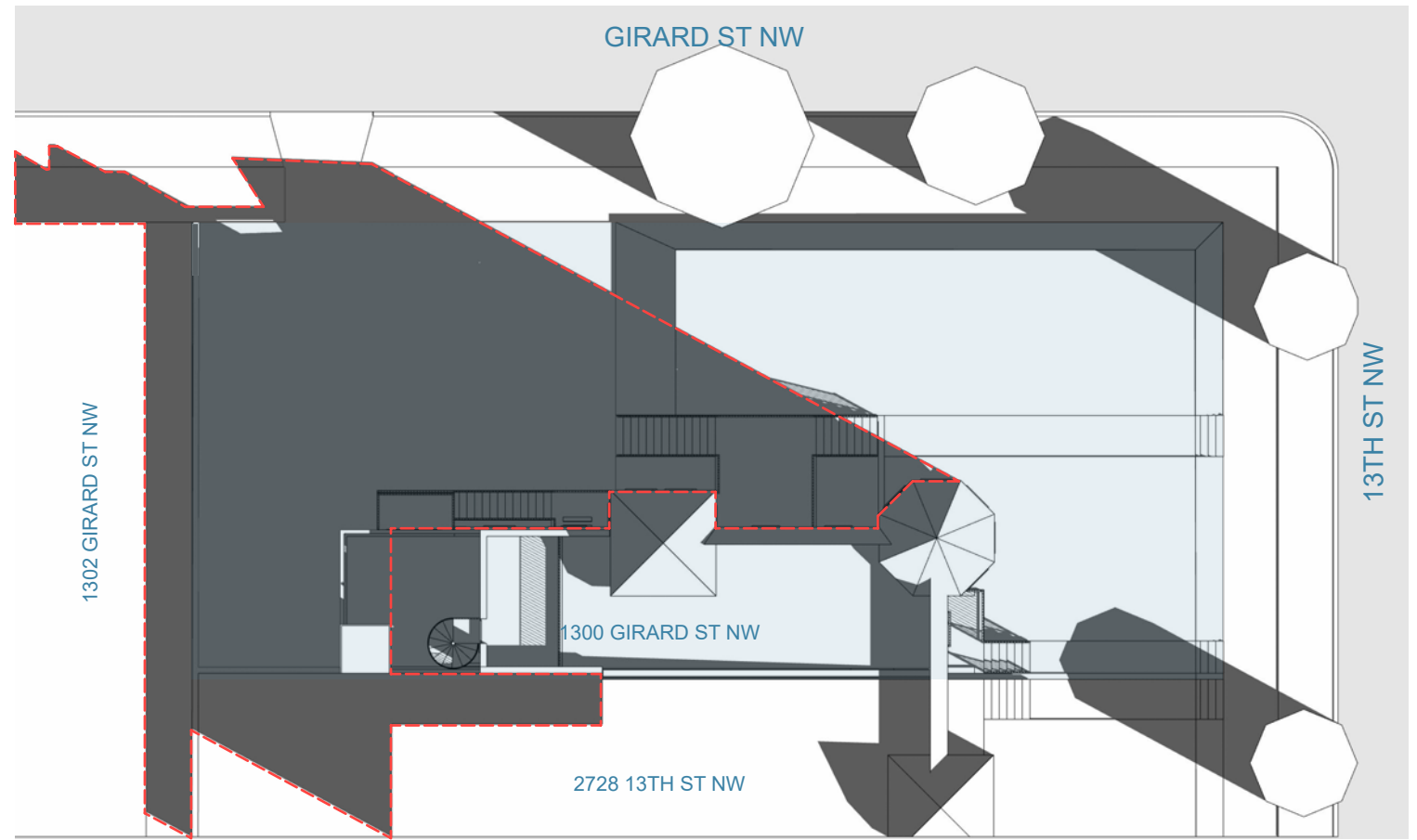
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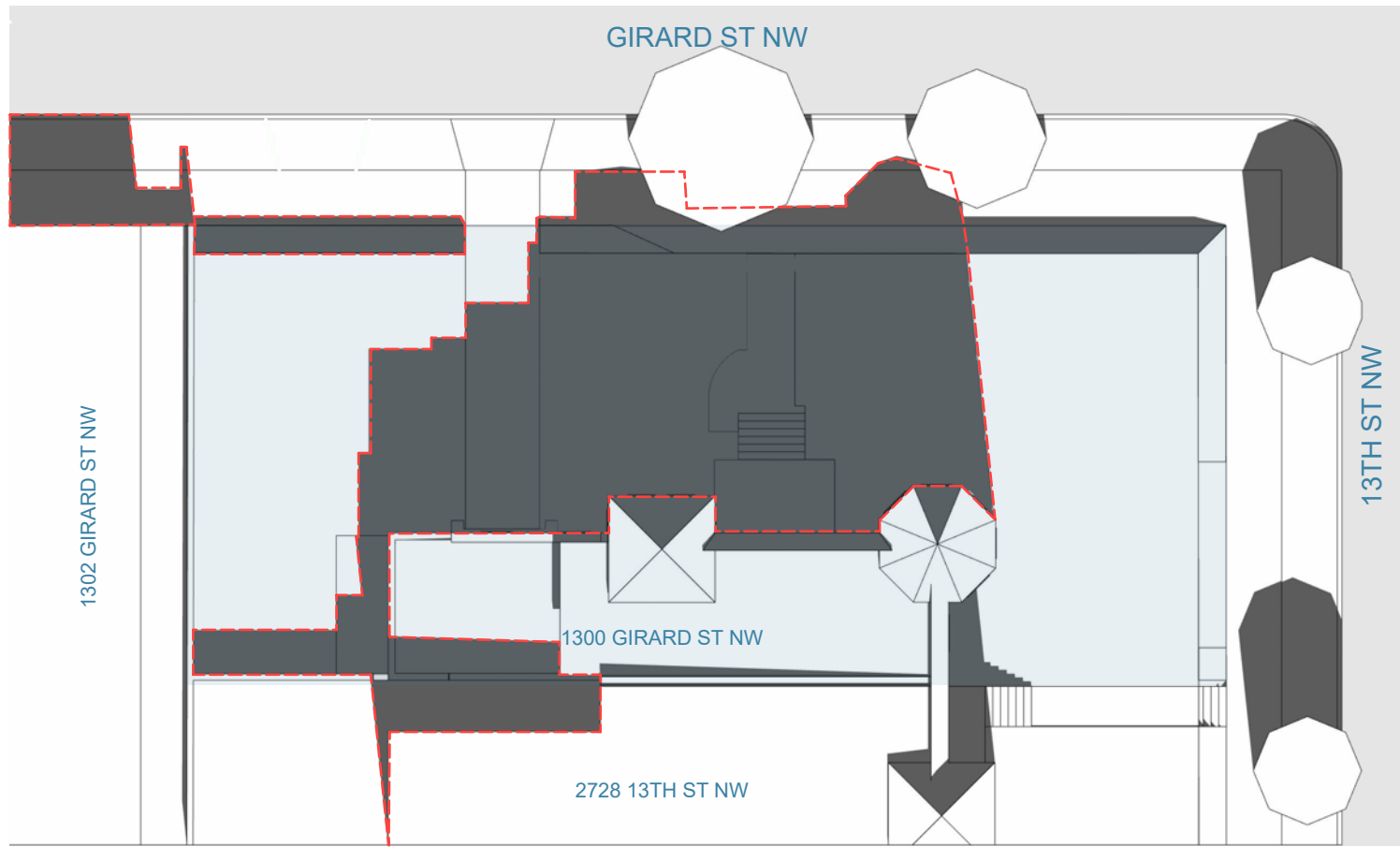
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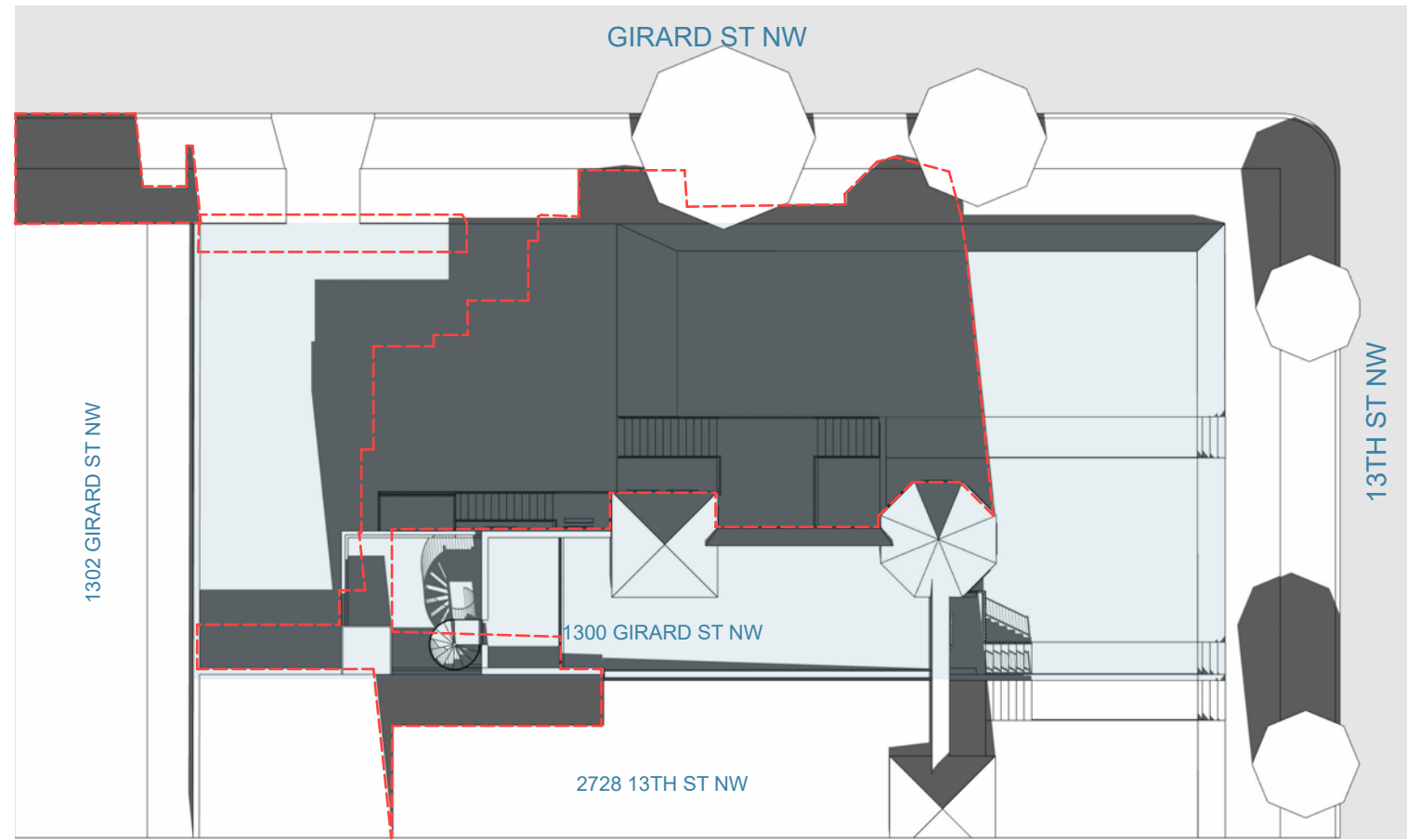
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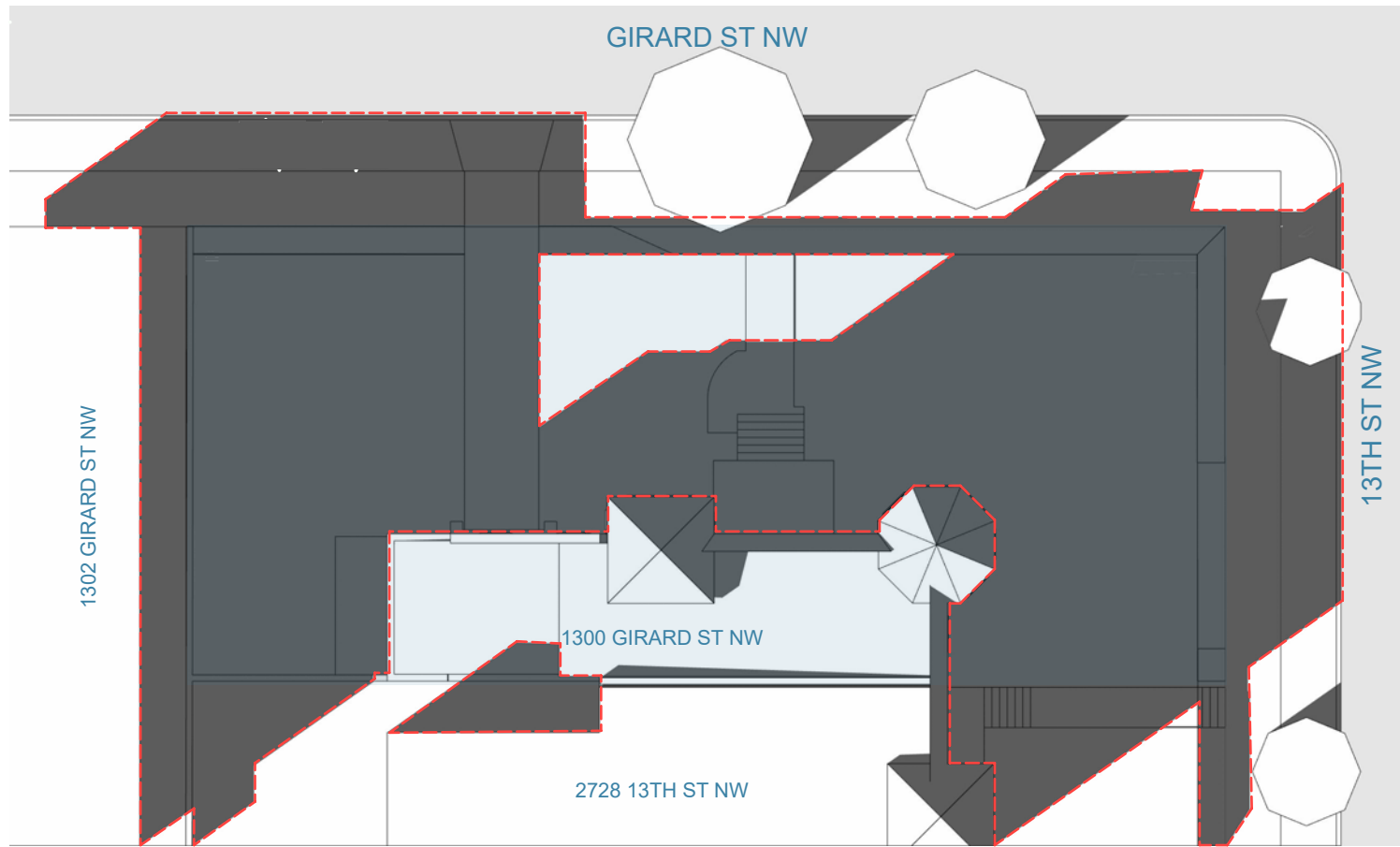
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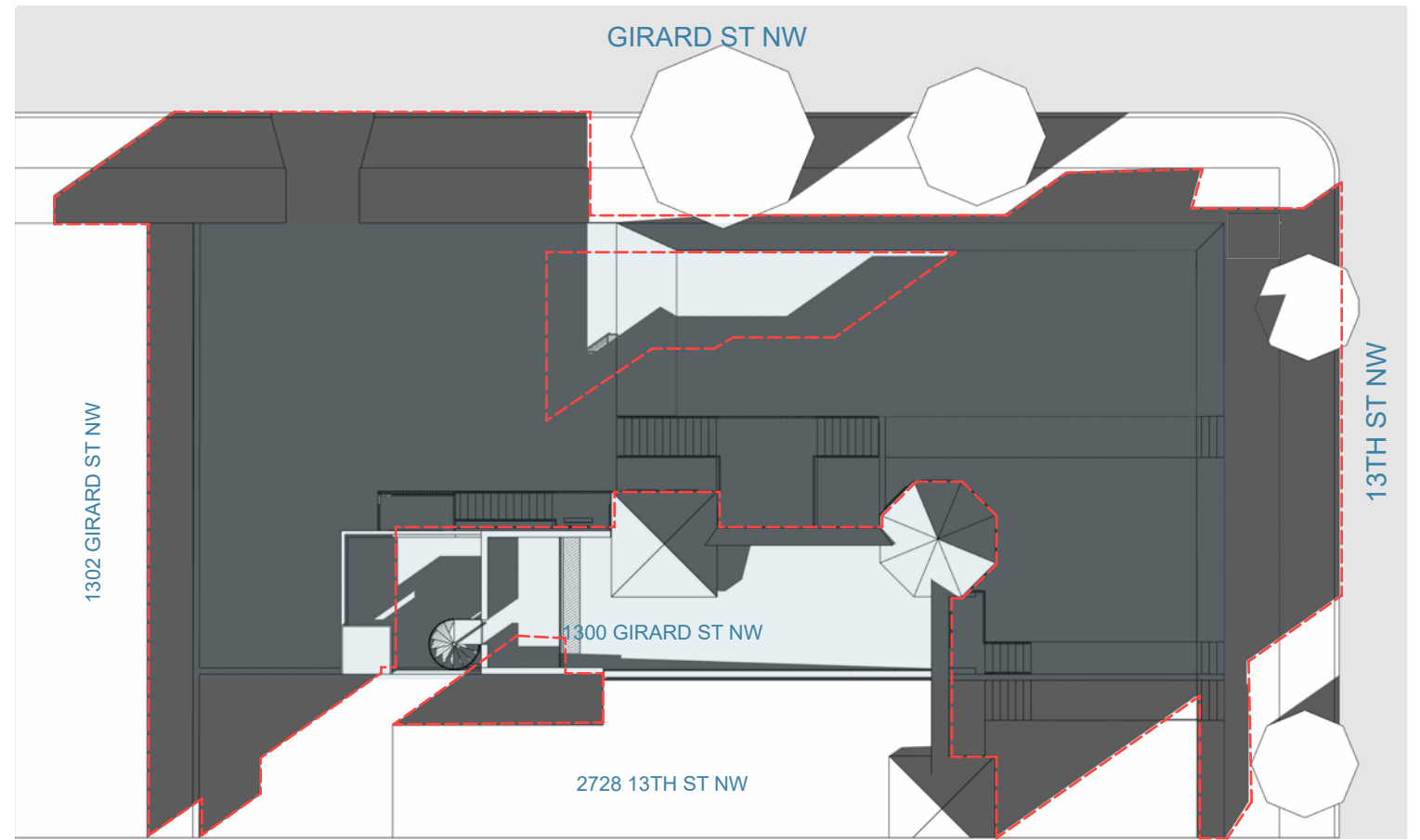
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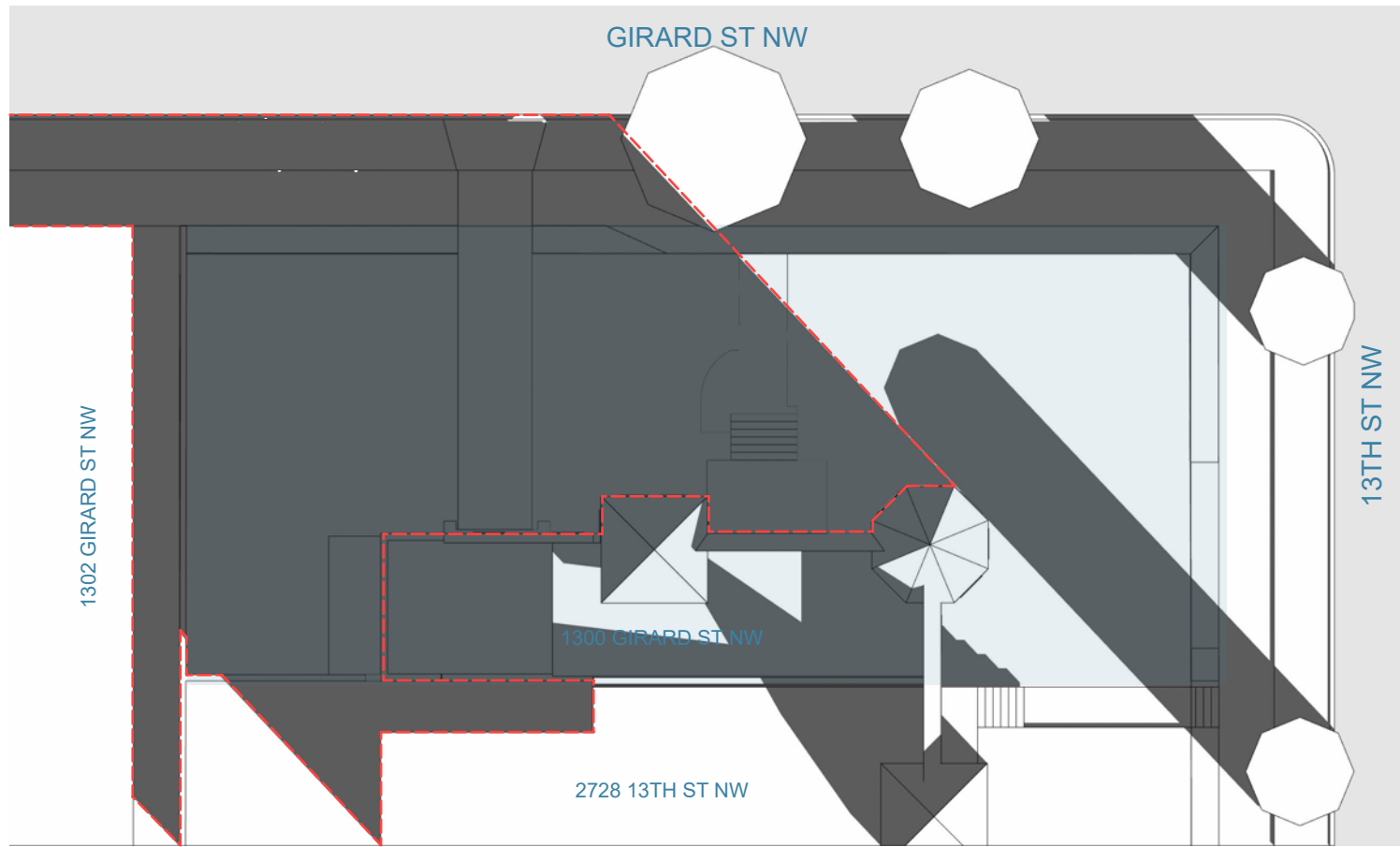
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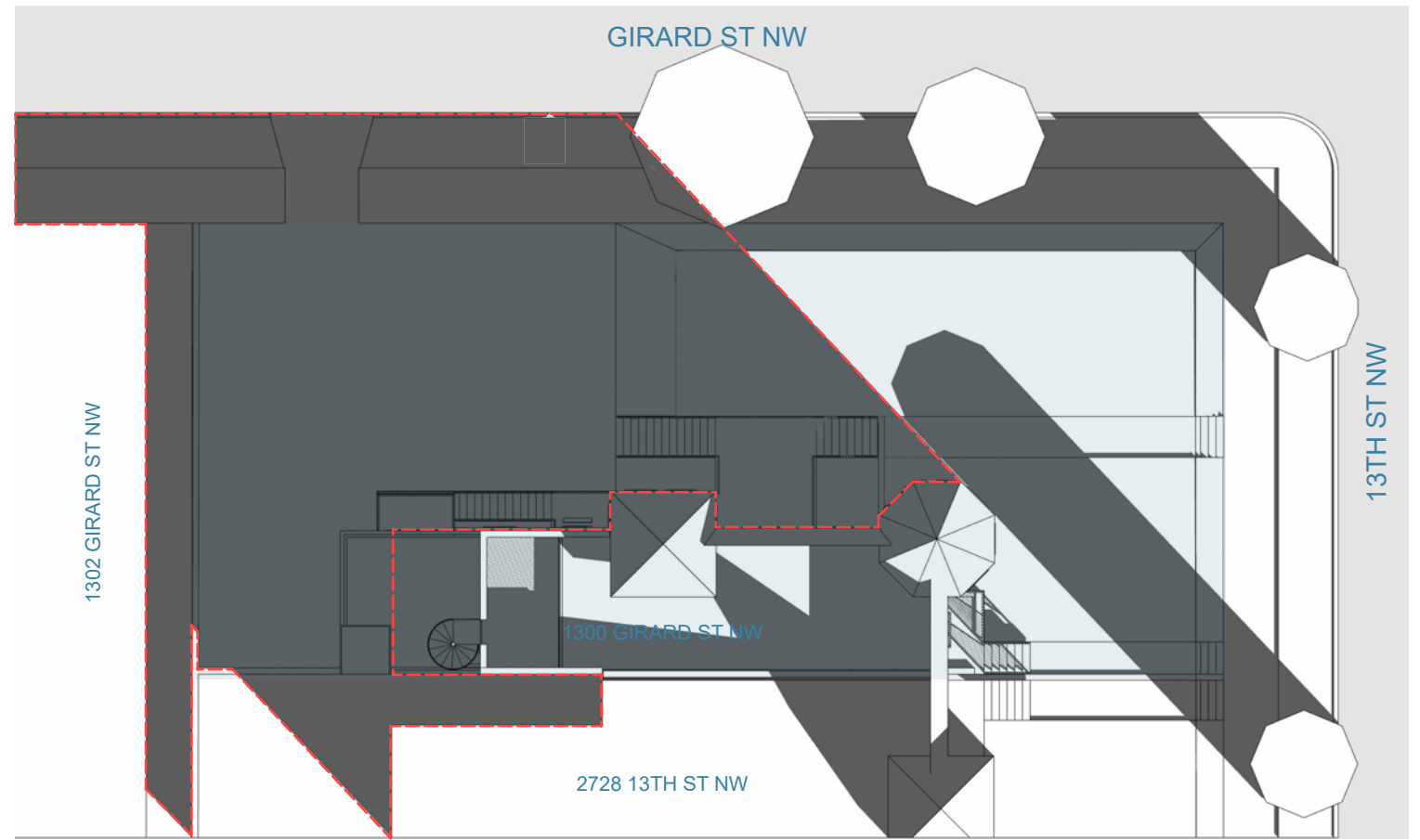
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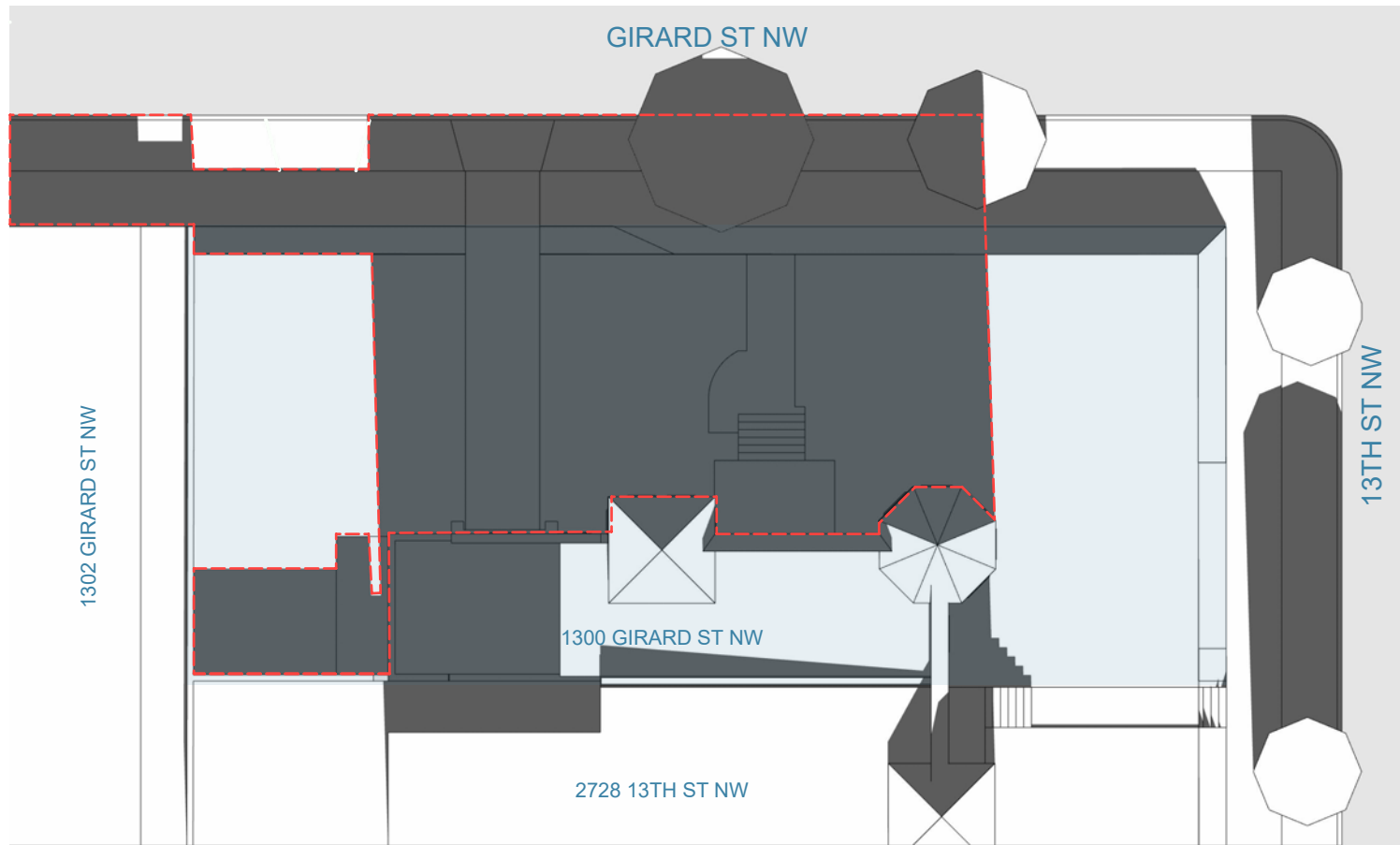
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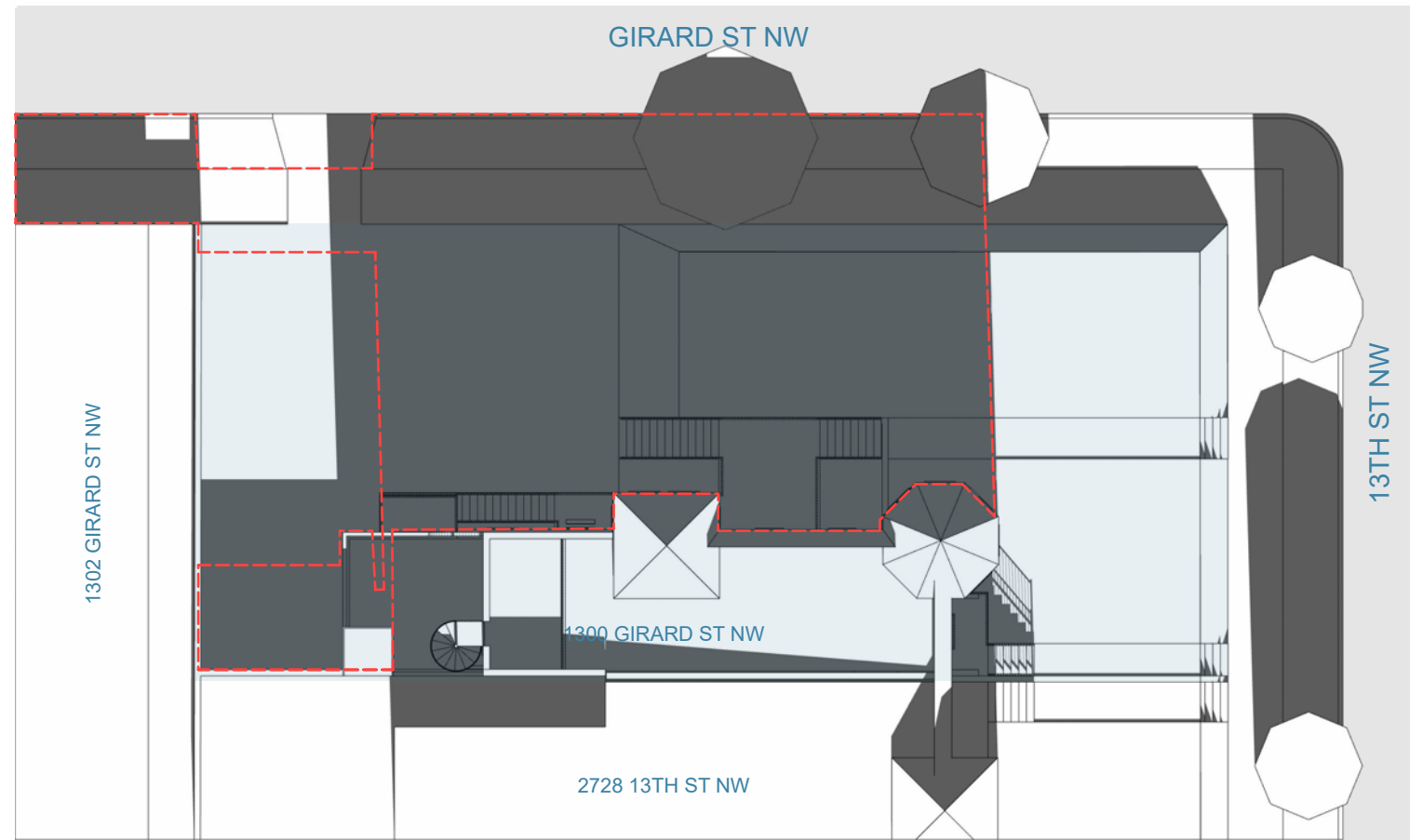
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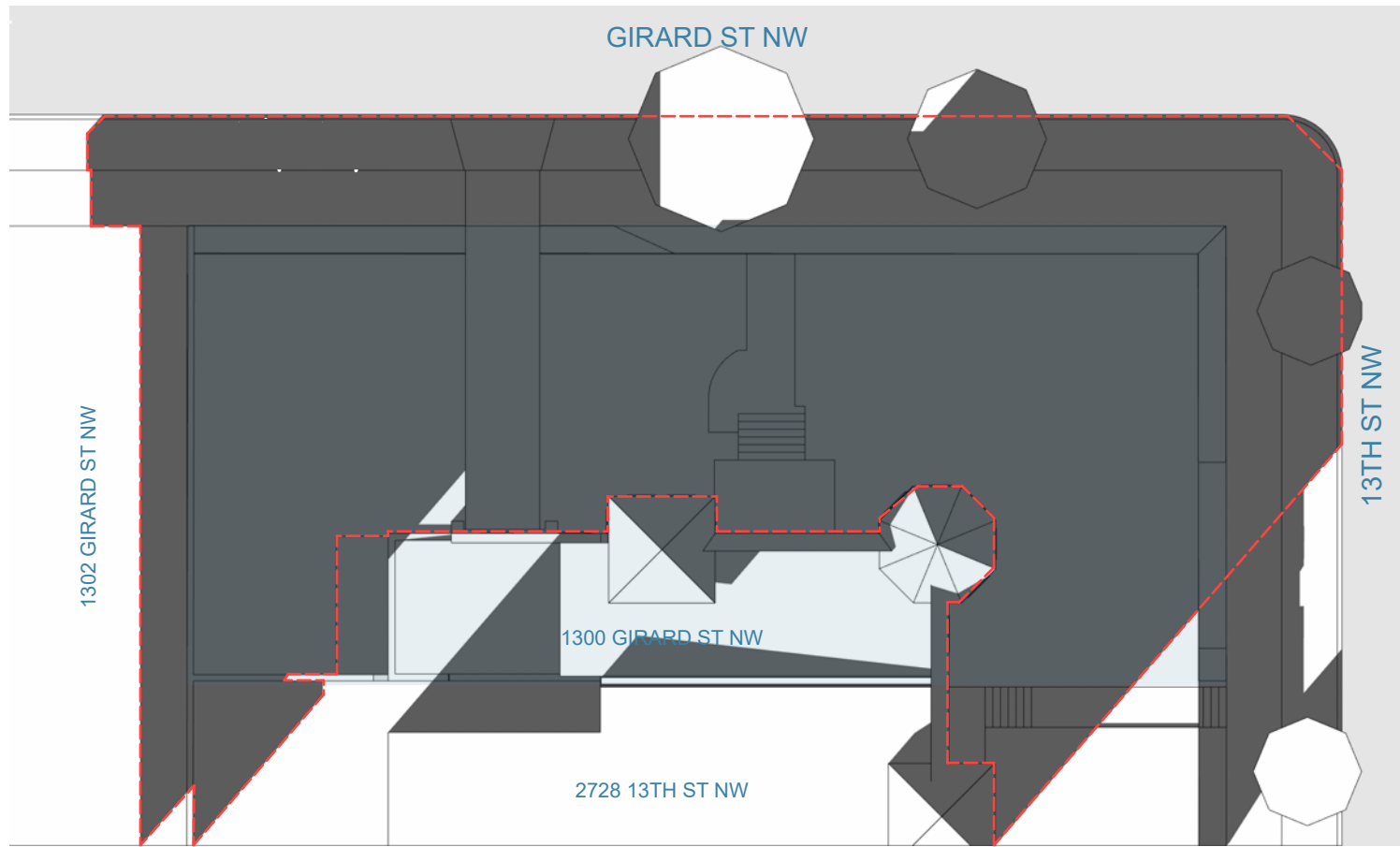
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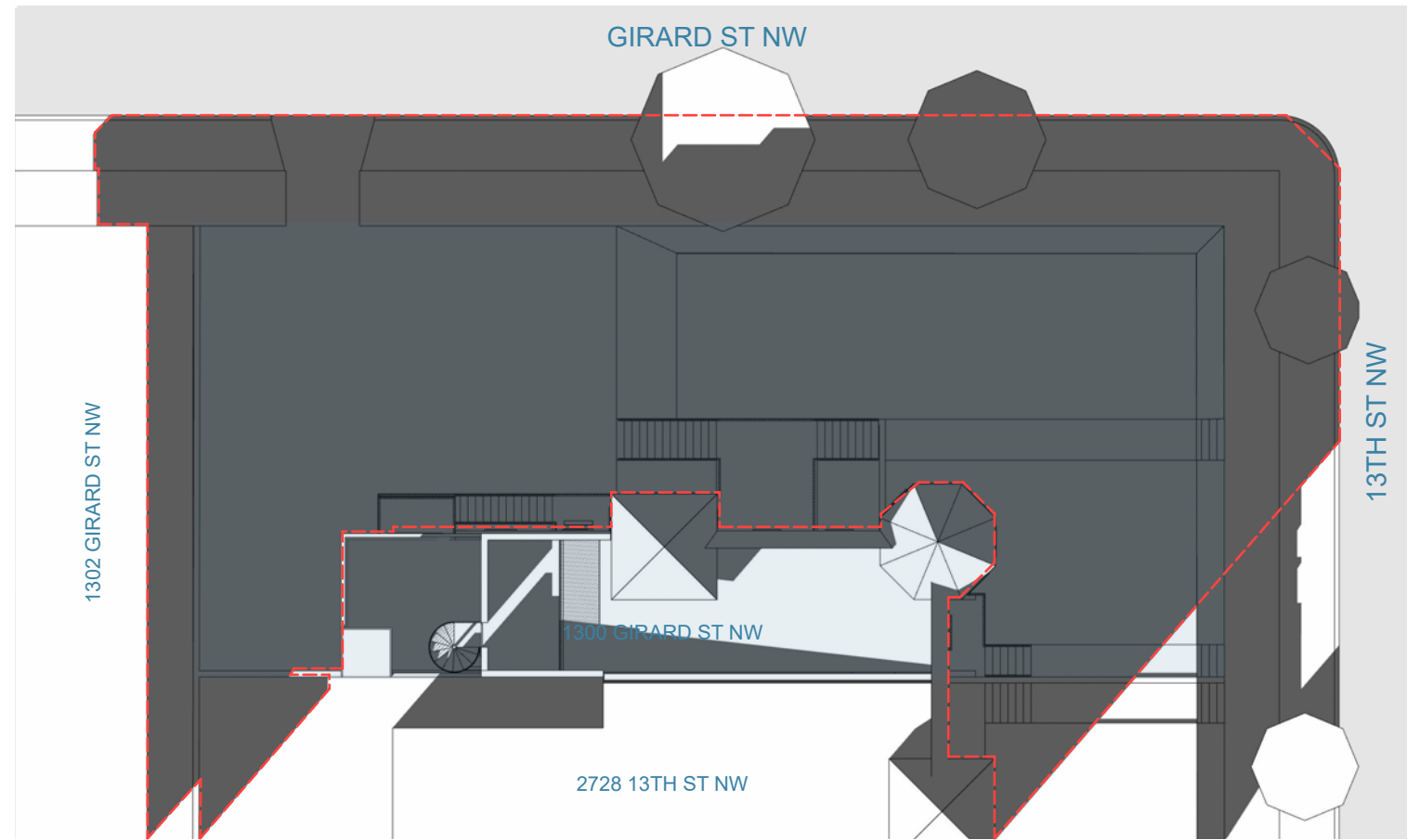
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