

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: *CM* Crystal Myers, Case Manager

Shepard Beamon, Development Review Specialist

DATE: February 13, 2026

SUBJECT: BZA Case 21417: Request for special exception relief to allow a rear addition at 5104 13th St. NW.

I. OFFICE OF PLANNING RECOMMENDATION

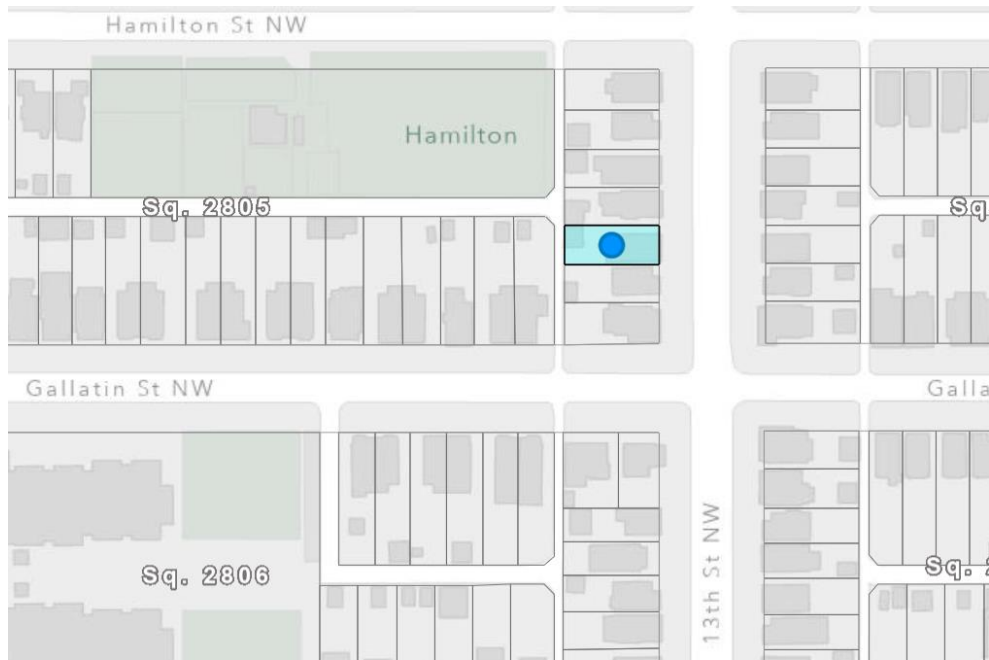
The Office of Planning (OP) recommends **approval** of the following special exception pursuant to Subtitle D § 5201 and Subtitle X § 901:

- Lot Occupancy, D § 210 (40% max., 43.3% existing; 42.5% proposed).

II. LOCATION AND SITE DESCRIPTION

Address	5104 13 th st NW
Applicants	Kim Sheinall
Legal Description	Square 2805, Lot 53
Ward, ANC	Ward 4; ANC 4E
Zone	R-1B
Historic Districts	None
Lot Characteristics	Generally, a 100 ft. x 40 ft. rectangular lot with a public alley in the rear
Existing Development	Two-story single-household detached house
Adjacent Properties	The adjacent properties are single-household detached houses
Surrounding Neighborhood Character	The surrounding neighborhood primarily consists of single-dwelling detached houses.
Proposed Development	The proposal is for a two-story rear addition and a new deck.

III. LOCATION



IV. ZONING REQUIREMENTS and RELIEF REQUESTED

R-1B Zone	Regulation	Existing	Proposed¹	Relief
Lot Width D § 202	50 ft. min.	40 ft.	40 ft.	Existing Conforming
Lot Area D § 202	5,000 sq. ft. min.	4,000 sq. ft.	4,000 sq. ft.	Existing Non-Conforming
Rear Yard D § 207	25 ft. min.	25 ft.	25 ft.	Conforming
Lot Occupancy D § 210	40% max.	43.3%	42.5%	Relief Requested

V. OP ANALYSIS

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;*

Granting the relief would be in harmony with the general purpose and intent of the Zoning Regulations and Maps. The R-1B zone is intended to allow for detached houses. Allowing

¹ Information provided by the Zoning Administrator’s Office

the requested relief would allow this house to have a modest sized addition that is compatible with the existing house and neighboring houses. It should not result in a building that is inconsistent with the height, bulk, or use of the property as intended under zoning. Furthermore, the proposed lot occupancy would be less than the lot occupancy on the property today.

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

Granting the requested relief should not adversely affect neighboring properties. As discussed below, the addition would comply with the special exception criteria in Subtitle D § 5201.

Subtitle D § 5201 RELIEF FROM CERTAIN REQUIRED DEVELOPMENT STANDARDS

5201.1 For an addition to a principal residential building with one (1) principal dwelling unit 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 ...: 50% max***
- (b) *Yards, including alley centerline setback; and*
- (c) *Pervious surface.*

The request is for lot occupancy relief to allow 42.5% lot occupancy.

5201.2 & 5201.3 not relevant to this application

5201.4 An application for special exception relief under this section shall demonstrate that the proposed addition, new principal 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:

- (a) *The light and air available to neighboring properties shall not be unduly affected;*

The requested relief should not result in an undue impact on the light and air of the neighboring properties. The Applicant's sun study, which is in their architectural drawings ([Exhibit 18](#)), shows the proposed development should not significantly impact neighboring properties when compared to the existing development.

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

The requested relief should not compromise the privacy of use and enjoyment of the neighboring properties. There is already a rear deck on the subject property, and the addition would not have windows on the sides facing 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 addition would not be visible from a street, but it would be visible from the alley. It would not disrupt the alley's visual character, and it would be finished with siding, trim, and paint to match the existing house and neighboring properties.

(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 has provided sufficient plans, photographs, elevations, and other materials.

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.

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.

Approval of the special exception relief should not result in the expansion of nonconforming use and would not increase height or stories. It would allow lot occupancy within what is authorized by special exception.

VI. OTHER DISTRICT AGENCIES

In an email to OP, the Department of Transportation states they have no objection to the proposal. At the time of this report, no other agencies have provided comments to the record.

VII. AVISORY NEIGHBORHOOD COMMISSION

ANC 4E submitted a report in support at [Exhibit 17](#).

VIII. COMMUNITY COMMENTS

At the time of this report there are no other community comments in the record.