

Burden of Proof Special Exception Application

1427 D Street SE

To: **The Office of Zoning**
Government of the District of Columbia
Suite 210 South
441 4th Street, NW
Washington DC 20001

From: **Jennifer Fowler**
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Date: January 23, 2026

Subject: **BZA Application, Bloom-Szapiro Addition**
1427 D Street SE (Square 1062, Lot 0104)

Alexandra Bloom & Aron Szapiro, owners and occupants of 1427 D Street SE, hereby apply for special exceptions pursuant to 11 DCMR Subtitle X, Chapter 9, to build a second floor rear addition with a roof deck above an existing one story structure below; as well as a one story accessory structure at an existing attached single family row dwelling in the RF-1 zone. The zoning relief requested is as follows:

Application of Alexandra Bloom & Aron Szapiro, pursuant to 11 DCMR Subtitle X, Chapter 9, for special exceptions under Subtitle E § 5201, from the lot occupancy requirements of Subtitle E § 210.1, the rear addition requirements of Subtitle E § 207.5, and the rear yard requirements of Subtitle E §5004.1(b) to construct a one story rear addition at the second floor level, as well as a one-story accessory structure to an existing single family row dwelling in the RF-1 Zone at premises 1427 D Street S.E. (Square 1062, Lot 0104).

I. Summary:

This special exception qualifies under ZR-16 Subtitle D, Chapter 5201 and Subtitle X, Chapter 9, because the lot occupancy does not exceed 70%, and the addition will not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property.

Subtitle E §210.1: The proposed accessory structure addition will increase the lot occupancy from 994.4 SF (50.5%) to 1,379.9 SF (70.0%).

Subtitle E §207.5: The proposed second floor rear addition will extend 12'-2" beyond the existing rear wall. The addition will extend 16'-6 3/8" past the rear wall of 1425 D Street SE and will not extend past the existing rear wall at 1429 D Street SE. Therefore, the proposed rear addition will extend past the 10' maximum allowed by-right relative to 1425 D Street SE.

Subtitle E §5004.1(b): The proposed accessory structure addition will increase the lot occupancy in the 355 SF required rear yard from 0 SF (0%) to 161.6 SF (45.5%).

II. Qualification of Special Exception

5201 Special Exception Review Standards

By satisfying the requirements of E-5201.1, and E-5201.4 through E-5201.6, the application also meets the general special exception requirements of X-901.2, see below.

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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

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

1429 D Street SE

1429 D Street SE lies to the east of the proposed addition at 1427 D Street SE. The proposed second floor rear addition will not extend past the existing rear wall at 1429 D Street SE. The proposed accessory structure at 1427 D Street SE will extend past the existing one-story garage at 1429 D Street SE by 14'-11" and the proposed roofline will be approximately 5'-0" higher than that at 1429. Because of this, the light and air available to 1429 D Street SE will be impacted somewhat. Since the addition lies to the west of 1429 D Street, shadows will primarily be cast in the morning hours.

1425 D Street SE

1425 D Street SE lies to the west of the proposed addition at 1427 D Street SE. The proposed second floor addition will extend 16'-6 3/8" past the existing second floor rear wall and 9'-3 5/8" past the existing first floor rear wall at 1425 D Street SE. The proposed accessory structure at 1427 D Street SE will extend past the existing one-story garage at 1425 D Street SE by 8'-7 3/8" and the roofline will be about 3'-0" higher than that at 1425 D. Because of the depth of the addition, the light and air available to 1425 D Street SE will be impacted somewhat. Since the addition lies to the east of 1425 D Street SE, shadows will primarily be cast in the afternoon hours in the winter, spring, and fall. The impact during the summer will be minimal.

Neighbors to the South

Neighbors to the South of 1427 D Street SE are separated from the property by a 20' alley, privacy fences, garages, and rear yards. Because the proposed accessory structure is limited to one story, and because of the existing alley & rear yards, the overall impact on the light or air available to the neighbors to the south will not be undue.

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

1429 D Street SE

The proposed rear wall of the second-floor addition at 1427 D Street SE will not extend past the existing rear wall at 1429 D Street. The proposed rear wall will have casement windows, which will allow some views into the rear yard at 1429 D. The existing privacy fence helps to obstruct these views. Additionally, the existing rear structure at 1427 D Street has a roof deck that offers unobstructed views into the property at 1429 D. The proposed addition will improve the privacy enjoyed by the neighbor, as the roof deck will be reduced in size.

The proposed accessory structure will have a solid wall along the property line, which will prohibit further views into the rear yard at 1429 D Street SE. Therefore, the proposed additions at 1427 D Street SE will not compromise the privacy of 1429 D Street SE.

1425 D Street SE

1425 D Street SE lies to the west of the proposed addition at 1427 D Street SE. The proposed rear wall of the second-floor addition will extend 16'-6 3/8" past the existing second floor rear wall at 1425 D Street SE. The west wall of the proposed addition will be set back from the property line by 3'-8" to create small roof deck. This deck will allow some views into the rear yard at 1425 D Street SE.

Additionally, the existing rear structure at 1427 D Street has a roof deck that offers unobstructed views into the property at 1425 D. The proposed addition will improve the privacy enjoyed by the neighbor, as the roof deck will be reduced in size.

The proposed accessory structure will have full view glass doors along the property line with 1425 D Street. The existing privacy fence along the shared property line will prevent any views into the rear yard at 1425 D Street SE. Therefore, the proposed additions at 1427 D Street SE will not compromise the privacy of 1425 D Street SE.

Neighbors to the South

The proposed addition is separated from the neighbors to the south by a privacy fence, a 20' public alley and the neighboring rear yards. The proposed rear wall of the accessory structure will have casement windows. This will allow some views to the south, but those views will be obstructed by the existing privacy fences. Therefore, the proposed addition at 1427 D Street SE will not unduly impact the privacy of use and enjoyment of the neighbors to the South.

- (c) The addition or accessory structure, together with the original 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 subject street frontage;*

The existing square is extremely dense with backyards, garages, privacy fences, & a public alley. The proposed addition will be similar in massing to other houses on the block. The rear addition & accessory structure addition will not be visible from D Street SE. Additionally; the proposed rear addition will be constructed with high quality materials and will be appropriate in scale for the existing houses.

(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

Plans, photographs, and elevational drawings have been submitted into the record.

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 judgement 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 proposed additions will be constructed of similar materials to other adjacent and nearby rear additions. Because of the presence of the other nearby additions and garage structures, the proposed addition will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps.

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

As described more fully above, the addition will not impact the light and air or privacy of the neighboring properties. The addition will also not adversely affect the use of neighboring properties as residential because the applicant is not proposing a change from the existing use as a single-family dwelling.

c. *Will meet such special conditions as may be specified in this title.*

902 Application Requirements

An application for a special exception shall meet the requirements of Subtitle Y § 300.

Along with this application, we have included the following items:

- a) Photos of the existing house and surroundings.
- b) Plan and elevation drawings of proposed addition, including a site plan showing the relationship of the proposed addition to adjacent buildings.
- c) Official Plat from the DC Office of the Surveyor.

If you require any further clarification or have any questions regarding the application, we are available at any time to discuss them with you.

Thank you,



Jennifer Fowler
Agent/Architect