

**MEMORANDUM**

**TO:** Board of Zoning Adjustment for the District of Columbia  
**FROM:** *PA* Philip Y. A. Isaiah, Development Review Specialist  
**DATE:** February 20, 2026  
**SUBJECT:** BZA Case 21418 - Request for special exception relief to permit a rear addition 16.5 feet beyond the adjoining building wall and an accessory structure (guest house/storage structure) at 70.0% lot occupancy and occupying 45.5% of the required rear yard.

**I. RECOMMENDATION**

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

- The rear wall extension requirements of Subtitle E § 207.5  
(10 feet required, 4.4 feet (2<sup>nd</sup> floor) and 16.5 feet (screen porch) existing, 16.5 feet proposed)
- The lot occupancy requirements of Subtitle E § 210.1  
(60% required, 50.5% existing; 70.0 % proposed)
- The accessory structure rear yard lot occupancy requirements of Subtitle E § 5004.1 (b)  
(30% required, 0% existing, 45.5% proposed)

**II. LOCATION AND SITE DESCRIPTION**

Address:	1427 D Street, SE
Applicant:	Alexandra Bloom and Aron Szapiro
Legal Description:	Square1062, Lot 104
Ward / ANC:	Ward 6/ANC 6B
Zone:	RF-1
Historic Districts	N/A
Lot Characteristics:	The 1,970 sq ft roughly rectangular shaped, irregular, interior lot is located on the south side of D Street, SE between Kentucky Avenue and 15 Street, SE. The southwest corner of the property contains an irregularly shaped notch caused by the curvature of the public alley, rendering the whole lot as irregular for zoning purposes and invoking non-typical rear yard measurement rules.

<p>Existing Development:</p>	<p>The subject property is developed with a two-story, brick sided, single family row dwelling. There is a 1-story screen porch located at the rear of the dwelling with an open deck atop located 52.8 feet from the rear lot line, which would remain under the subject proposal and beyond which the proposed addition would not extend.</p>
<p>Adjacent Properties:</p>	<p>Single-family row dwellings of similar character are located immediately to the east, west, and south of the subject property, on which are located many accessory buildings along their rear lot lines adjacent to the alley. The recreational fields and a surface parking lot associated with Payne Elementary School are located to the north, across the street. Due to the angular configuration of Kentucky Ave., the block’s alley circuitously traverses the rears of the nearby properties, also causing several lots to be shaped irregularly.</p> <p>It should be noted that the dwelling’s rear wall on the adjacent lot 105 to the east is equidistant to the rear lot line as the rear wall of the subject dwelling and that the rear wall extension request is only pertinent to lot 103.</p>
<p>Surrounding Neighborhood Character:</p>	<p>While much of the subject block is zoned RF-1 and characterized by row dwellings, nearby adjacent blocks also contain properties zoned MU-4 characterized by mixed uses and multi-story buildings.</p>
<p>Proposed Development:</p>	<p>The subject application consists of two proposals:</p> <p>The applicant proposes to construct a second-floor addition atop an existing screen porch at the rear of the dwelling which currently extends 16.5 feet beyond the rear wall on Lot 103. The addition comprises the 12.8 x 12.2-foot enclosed living space with a 3.7 x by 12.2-foot roof deck to its east. Similar to the screened porch, the addition would be located 52.8 feet from the rear lot line and 0.0 feet from the side lot lines. The addition would be constructed with cement board siding and a low-slope thermoplastic polyolefin roof.</p> <p>The applicant also proposes to construct an accessory structure in the rear yard, bringing the total lot occupancy to 70.0% where the maximum lot occupancy allowed is 60%, and 70% by Special Exception. The accessory structure is allowed to occupy up to 30% of the rear yard but the proposal would occupy 45.5% of the required rear yard. The 236 sq. ft. one-story accessory building will be located 17.8 feet from the dwelling’s rear wall, 9.2 feet from the furthest rear lot line, 0.0 feet from the east side lot line, and 3.0 feet from the west side lot line. It would be 16.0 feet in height at the peak of the low-slope metal roof and contain a brick façade at the rear with cement board siding on all other sides. The structure would be used partially as a guest house and homeowner storage.</p>

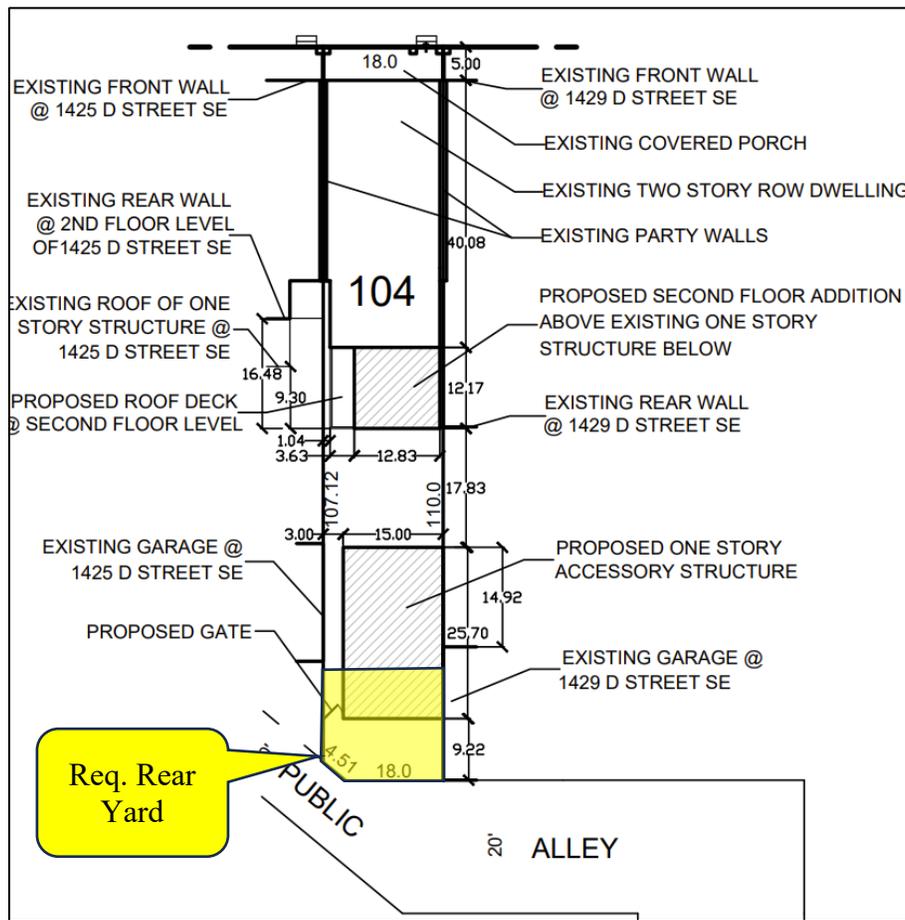
**III. ZONING REQUIREMENTS and RELIEF REQUESTED**

<b>RF-1 Zone</b>	<b>Regulation</b>	<b>Existing</b>	<b>Proposed</b>	<b>Relief:</b>
Height E § 203.2	35 ft. max.	24.0 ft.	No Change	None requested
Lot Width E § 202.1	17 ft. min.	18.0 ft.	No Change	None requested
Lot Area E § 202.1	1,800 sq. ft. min.	1,970 sq.ft.	No Change	None requested
<b>Lot Occupancy E § 210</b>	<b>60% max.</b>	<b>50.5%</b>	<b>70.0%</b>	<b>Relief Requested</b>
Front Setback E § 206	In line with existing setbacks	5.0 ft.	No change	None requested
Rear Yard E § 306	20 ft. min.	52.8 ft	No change	None requested
<b>10-Foot Rule E § 207.5</b>	<b>10 ft. max.</b>	N/A	<b>16.5 ft.</b>	<b>Relief Requested</b>
Side Yard E § 208	None required (row building)	0.0ft.	No change	None requested
Parking C § 701.5	1 min.	1	1	None requested
<b>Accessory Structure within the req. rear yard E § 5004.1 (b)</b>	<b>30% max. occupancy</b>	<b>0%</b>	<b>45.5%</b>	<b>Relief Requested</b>

**IV. ANALYSIS**

Although the lot is generally rectangular, which would typically be considered a regular lot for zoning purposes, a small irregularity in the southwest corner makes the lot irregularly shaped.

For properties zoned RF-1, the required rear yard is usually measured from the rear wall of the principal building to the rear lot line. However, under Subtitle B § 318.5 of the Zoning Regulations, if a lot is irregularly shaped, the rear yard must instead be measured from the furthest rear lot line toward the main dwelling. In this case, the notch in the southwest corner classifies the property as irregular. As a result, the required rear yard extends farther into the lot, covering a significant portion of the proposed accessory structure at the rear, where it would not if the lot were considered regular.



**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 16.5 feet beyond the neighboring dwelling's rear wall. Standard (b) is applicable.

5201.2 For a new or enlarged accessory structure to a residential building on a non-alley lot, the Board of Zoning Adjustment may grant relief from the following development standards 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 under Subtitle E § 5003 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 build a new accessory structure in the rear yard totaling 70.0% lot occupancy and at 45.5% occupancy of the required rear yard. Standards (a) and (b) are applicable.

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 second story rear addition would not extend beyond the rear wall of Lot 105. While additional shadows may be cast on Lot 103, it should be minimal in nature. Rear additions similar to the subject proposal are commonplace in the surrounding area and reasonable in scale such that additional morning time shadow case should not be considered undue.

While the proposed accessory structure is about three feet taller than the neighboring garages, any shadows cast should not have an undue effect on the light and air to the adjacent properties. This standard is met.

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

While opaque walls, glass doors and open deck on the second floor would allow some views into the adjacent neighbor's rear yard, the existing condition is a fully open deck with more prominent views.

The accessory structure will be located next to other accessory structures at the rear of the lots and would be also separated by board-on-board fencing. The entrance to the accessory structure would be on the west side of the building and would not allow views into the adjacent property. This proposal therefore should not compromise the privacy of the neighbors. This standard is met.

- (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 proposals are at the rear of the dwelling and would not be visible from D Street. While it will be visible from the alleys, non-brick rear additions and rear accessory

structures are typical in nature and consistent with the block pattern of neighboring dwellings and should 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 any 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 zone.

### **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 that would expand the living space of the single-family dwelling and an accessory structure to serve as a guest house to the dwelling and to provide additional personal storage. The enlargement would not create more density than otherwise permitted in the zone, nor establish any 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 proposed rear addition and accessory structure comply with the special exception standards. The addition does not extend beyond the rear wall of Lot 105, and while minor additional shadows may affect Lot 103, similar additions are common and the proposed addition is reasonably scaled. The accessory structure, though slightly taller than neighboring garages, is subordinate to the main dwelling. Privacy impacts are minimal, as the new design

reduces views compared to the existing open deck, and fencing separates accessory structures, thereby meeting this standard.

*(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 above.

## **V. OTHER DISTRICT AGENCIES**

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

## **VI. ADVISORY NEIGHBORHOOD COMMISSION**

No comments from ANC 6B have been supplied to the record at the publication of this report.

## **VII. COMMUNITY COMMENTS**

A letter of support from the adjacent Lot 103 to the west is supplied to the record as Exhibit 17.

A letter of support from the adjacent Lot 105 is supplied to the record as Exhibit 14.

Other letters of support are supplied to the record as Exhibits 11, 12, 13, 16, 18, 19, 20, 21, and 31.

### Location Map

