

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: *PB* Philip Bradford, AICP, Development Review Specialist
DATE: January 29, 2025

SUBJECT: BZA Case 21421: Request for special exception relief to allow a one-story rear addition to an existing detached three-story plus cellar principal dwelling unit.

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:

- Rear Yard Requirements, D § 207 (25 ft. required, 25.08 existing; 11.6 proposed)

II. LOCATION AND SITE DESCRIPTION

Address:	4928 Indian Lane NW
Applicants:	Sullivan & Barros, LLP on behalf of Martin A. Price, Trustee See Exhibit 15: Clarification on Name of Property Owners
Legal Description:	Square 1512, Lot 0013
Ward / ANC:	Ward 3 / ANC 3D
Zone:	R-1A
Lot Characteristics:	Large, irregular shaped lot with an area of 14,224 square feet.
Existing Development:	Single unit, three-story plus cellar, principal dwelling unit.
Adjacent Properties:	Low density, large lot, single unit dwellings
Surrounding Neighborhood Character:	Low density, detached houses on large lots.
Proposed Development:	The applicant proposes an approximately 15 ft. x 22 ft. office addition located at the rear of the existing principal building

III. ZONING REQUIREMENTS and RELIEF REQUESTED

R-1A Zone	Regulation	Existing	Proposed	Relief
Lot Width D § 202 (302)	75 ft. min.	115 ft.	No change	None requested
Lot Area D § 202	7,500 sq.ft. min.	14,227 sq.ft.	No change	None requested

R-1A Zone	Regulation	Existing	Proposed	Relief
Height D § 203	40 ft. max. or 3 stories	3 stories, exact height not provided	No change Addition height: 15 ft. 5 in.	None requested
Front Setback D § 206	Within range of existing	Within range of existing	No change	None requested
Rear Yard D § 207	25 ft. min.	25.8 ft.	11.6 ft.	Special Exception Requested
Side Yard D § 207	8 ft. min.	Left 8.2 ft Right 19.4 ft.	No change	None requested
Lot Occupancy D § 210	40 % max. by right 50 % max by sp.ex.	25.8 %.	28.4 %	None requested
Parking C § 701	1 min.	2 spaces	2 spaces	None requested

IV. OP ANALYSIS

Subtitle D § 5201 ADDITION TO A BUILDING OR ACCESSORY STRUCTURE

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 subject to the following table:*

TABLE D § 5201.1(a): MAXIMUM PERMITTED LOT OCCUPANCY BY SPECIAL EXCEPTION

Zones	Type of Structure	Maximum Percentage of Lot Occupancy (%)
All R-3 zones except R-3/GT	All Structures	70
R-3/GT	Row	
R-3/GT	Detached Semi-detached	50
All other R zones	All Structures	

(b) *Yards, including alley centerline setback; and*

(c) *Pervious surface.*

The application is requesting special exception relief from the rear yard requirements of Subtitle D § 207.1.

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 proposed addition is a single story, single room addition that is unlikely to impact light and air available to neighboring properties. Given the height of the addition and the distance between the neighboring houses, the significant landscaping and vegetation, and the orientation of the adjacent homes, the addition is unlikely to have any off-site impacts in terms of light and air.

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

The proposed addition is small in size and views to and from the addition would be buffered by the tall trees and significant landscaping on both the subject property and the adjacent homes. Therefore, the privacy impacts of the office addition will be negligible.

(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 subject property does not abut a public alley, and only a very small portion of the addition should be visible from the Indian Lane NW frontage if not blocked by existing vegetation. Therefore, the addition is unlikely to visually intrude upon the character, scale, and pattern of houses along the street as it will remain largely unchanged.

(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 a plat, color photographs, architectural plans, and elevations sufficient to represent the relationship of the proposed addition to adjacent buildings and views 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 recommend any special treatment for the application.

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 exception, if granted, would not permit the introduction or expansion of a nonconforming use or lot occupancy beyond what is authorized in this section. The special exception relief for rear yard, if granted, would not compromise the ability of the subject property to continue its existing use as a single unit, residential 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;*

Approval of the requested special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps. The property is zoned R-1A, which the Zoning Regulations states, “*The R-1A zone is intended to provide for areas predominantly developed with detached houses on large lots.*” The property will remain a detached home on a large lot, and the rear yard request is permitted by special exception.

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

As outlined above, the addition is unlikely to adversely affect neighboring property, as the addition is designed to replicate the architecture of the existing house and the rear yard will be met or exceeded for a large portion of the rear of the property aside from the area where the new office addition is proposed.

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

Special conditions have not been specified for the subject application.

V. OTHER DISTRICT AGENCIES

As of the writing of this report, there are no comments from any District agencies within the case record.

VI. ADVISORY NEIGHBORHOOD COMMISSION

As of the writing of this report, a report from ANC 3D has not been submitted to the record.

VII. COMMUNITY COMMENTS

As of the writing of this report, no comments from the community have been submitted to the record.

Attachment: Location Map

Location Map:

