

710 Taylor Street, NW

Washington, D.C. 20011 | Square 3134, Lot 53

BZA CASE NO. 21430

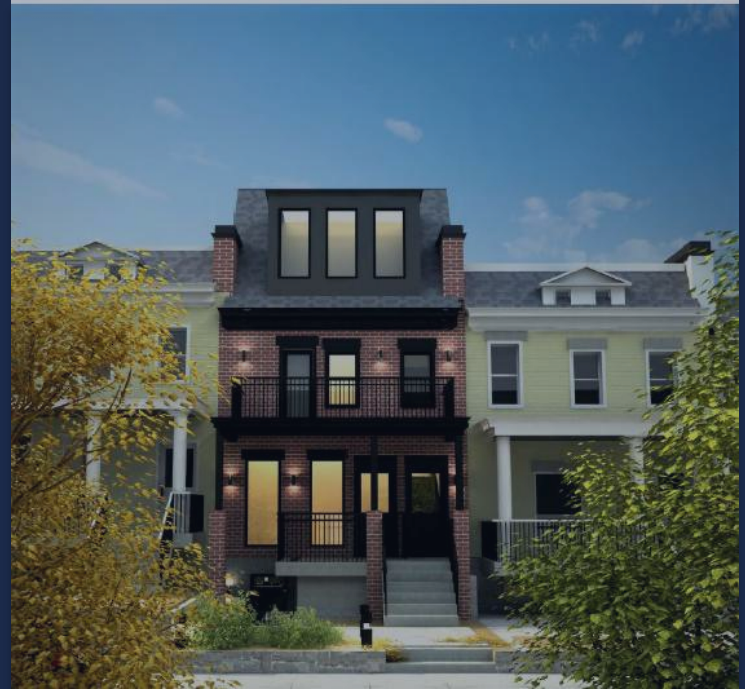
Zone: RF-1

ANC: 4C | Ward 4

Applicant: 1365 Perry, LLC

APPLICANT'S TEAM

Alper Akan | Owner's Representative
Dagmawi Abebe | Project Architect (One Design Services)
Alexandra Wilson | Applicant's Counsel (Sullivan & Barros, LLP)



Board of Zoning Adjustment
District of Columbia
CASE NO. 21430
EXHIBIT NO. 26

Overview

What We Are Here to Present

01 Project Introduction

Property, zone, and proposed conversion

03 OP Recommendation

Office of Planning recommends approval of all relief

02 Areas of Relief

Four special exception requests under Subtitle X § 901

04 Community Outreach

Neighbor contacts and ANC engagement

Project Introduction

710 Taylor Street, NW — RF-1 Zone

Lot Area

2,725 sq. ft. (Square 3134, Lot 53)

Existing Use

2-story + cellar single-family row dwelling

Proposed Use

3-unit apartment house (3 residential dwelling units)

Building Age

Pre-1958 (eligible for U § 320.2 conversion)

Location

Ward 4 | ANC 4C | ~3.5 blocks from Georgia Ave-
Petworth Metro



Map

Neighborhood Context











Four Areas of Relief Requested

All relief sought pursuant to Subtitle X § 901

1

Rear Addition — 10-Foot Rule

E § 207.5

Rear addition extends 29.08 ft. past east neighbor and 21.08 ft. past west neighbor (10 ft. max. by right). Relief per E § 5201.

2

Architectural Elements

E § 204.1

Existing mansard roof extended; dormers replaced with new style; porch roof replaced with balcony railing. New third story integrated to avoid discordant 'pop-up.'

3

Penthouse Structure Height

C § 1501.1(c)

Penthouse (stair/mechanical) reaches 39 ft. total — exceeds 35 ft. permitted height. Each floor is 10 ft.; only 5 ft. would remain without relief, which is insufficient.

4

Residential Conversion

U § 320.2

Convert pre-1958 single-family rowhouse to 3-unit apartment house. Lot area (2,725 sq. ft.) exceeds 2,700 sq. ft. minimum. No IZ applies at 3 units.

Office of Planning Recommendation

OP Report, Exhibit No. 23 — Dated June 5, 2026

✓ **OP RECOMMENDS APPROVAL of all four special exceptions**

Rear Addition

Shadow study confirms limited impact to west neighbor only, disappearing within hours; no windows on addition sides; substantial rear yard (40 ft.) retained.

Architectural Elements

Proposed mansard extension and dormer replacement maintain same roof form, slope, and proportional relationship to façade — natural extension, not a discordant pop-up.

Penthouse Height

Penthouse setback 30+ ft. from front façade; limits any street visibility; required to provide safe habitable access from third story (10 ft. floor heights standard).

Conversion (U § 320.2)

Pre-1958 building; 2,725 sq. ft. exceeds 2,700 sq. ft. minimum for 3 units

Community Outreach & ANC Engagement

Applicant's Community Contacts — Exhibit 21

NEIGHBOR OUTREACH

- Applicant has conducted outreach to adjacent property owners and surrounding community regarding the proposed project.
- Owner of 712 Taylor Street NW was contacted and expressed general support for development.
- Multiple follow-up attempts (phone and requests for meeting/on-site discussion) were made to 712 Taylor Street NW, but no response or meeting was secured.
- Applicant attempted to contact owner/occupants of 708 Taylor Street NW through multiple site visits and door knocking. No response was received from 708 Taylor Street NW despite repeated attempts to engage

No community objections currently in the record.

ANC 4C ENGAGEMENT

ANC 4C has not submitted a report in the record as of the date of this hearing.

- The Applicant attended meetings of ANC 4C on March 11, 2026, and April 8, 2026, to discuss the application.
- At the April 8 meeting, the ANC indicated that the case would be scheduled for consideration at its May 13, 2026 meeting.
- The Applicant attended the May 13 meeting; however, the ANC did not call the case for discussion and no action was taken on the application.

Relief No. 1: Rear Addition

E § 207.5 — 10-Foot Rule | E § 5201

Rear Addition — Meeting the Standards

Subtitle E § 207.5 and § 5201.4 — Criteria Analysis

§ 901.2(a) Harmony

Within RF-1 height, lot occupancy, and yard limits. Residential use aligns with zone intent. Complies with E § 5201 criteria.

§ 901.2(b) No Adverse Effect

40+ ft. rear yard maintained (double the required 20 ft.). No windows on addition side walls. Rear views remain unchanged for neighbors.

§ 5201.4(a) Light & Air

Shadow study (Exhibit 20A, Plans pp. 12–13): greatest impact in morning hours on west neighbor only; shadows limited to rear yards and dissipate within hours.

§ 5201.4(b) Privacy

No side windows on the addition. Rear views are into own rear yards — essentially unchanged from existing conditions.

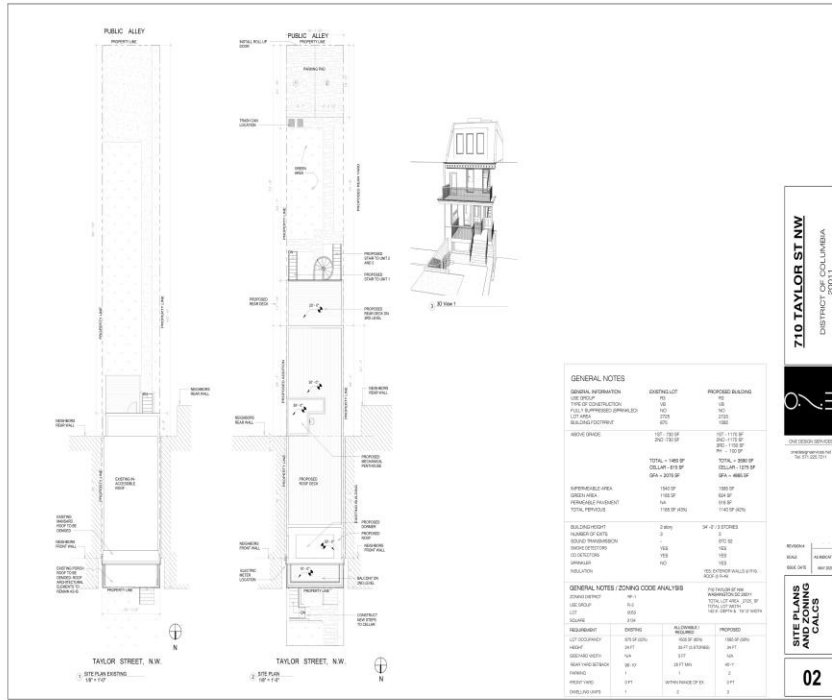
§ 5201.4(c) Visual Character

Rear addition not visible from Taylor Street. Rear façade consistent with other homes in the row. Substantial yard remains between building and alley.

§ 5201.4(d) Graphic Evidence

Plans, shadow study, photographs, and elevations provided

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Site Plan (Sheet 02)



Elevations (Sheet 07)

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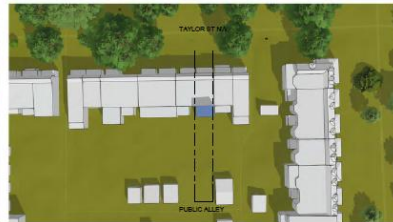
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VERNAL EQUINOX
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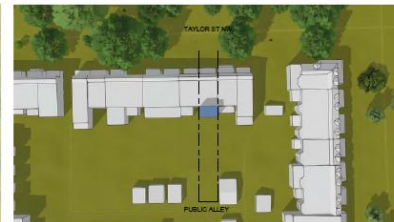
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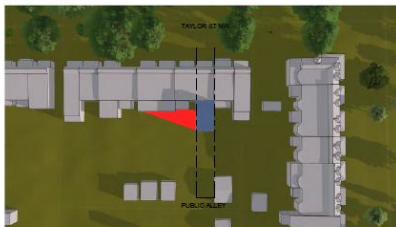
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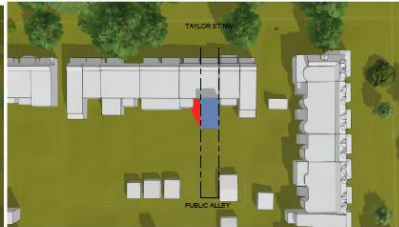
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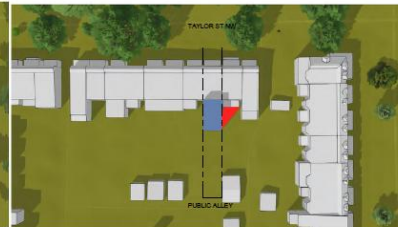
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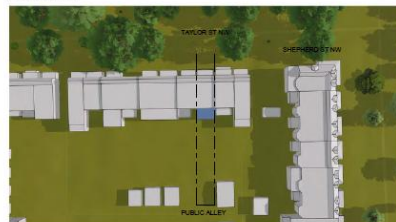
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SUMMER SOLSTICE
MATTER OF RIGHT

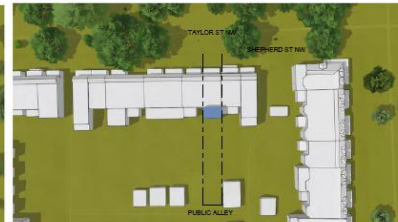
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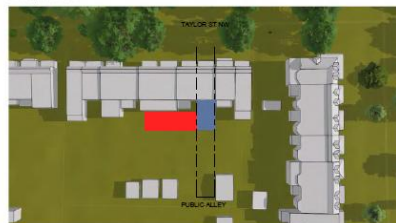
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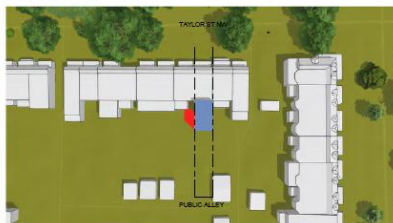
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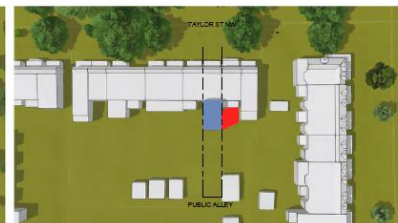
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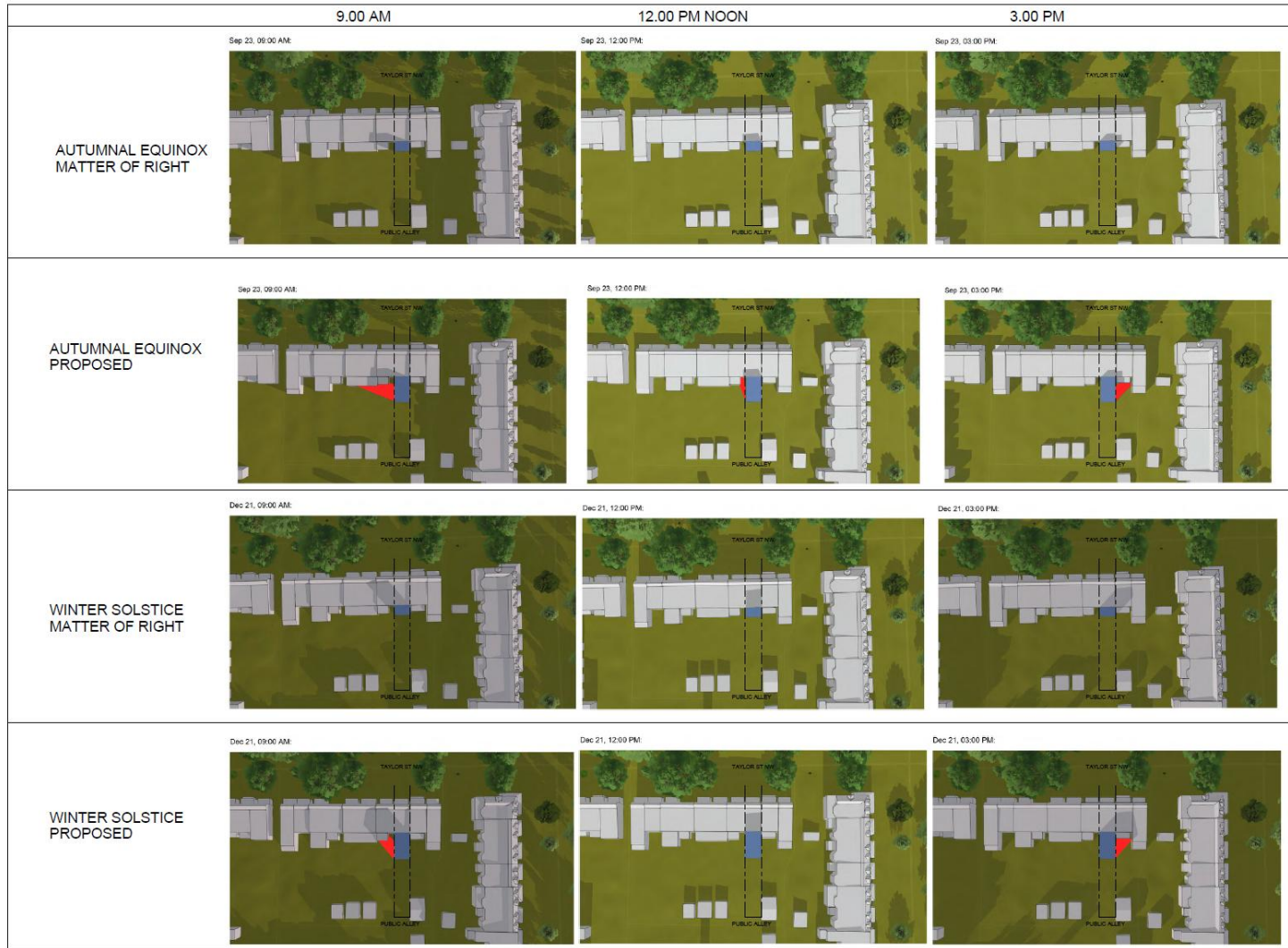


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Relief No. 2: Architectural Elements

E § 204.1 — Rooftop Element Requirement

Architectural Elements — Meeting the Standards

Subtitle E § 204.4 — Criteria Analysis

§ 901.2(a) Harmony

Preserves defining architectural character. Proposed mansard extension maintains same roof form, slope, and proportional relationship. Avoids discordant 'pop-up' style box permitted by right. Porch roof replacement maintains similar style with new balcony railing.

§ 901.2(b) No Adverse Effect

Façade and roof changes do not impact adjacent homes. Second-floor balcony is small (2–3 persons), outside a bedroom, use is limited, and neighboring properties are a sufficient distance from the front.

§ 204.4(a)(1) Light & Air

Extending the mansard, replacing dormers, and replacing the porch roof produce no undue impact on neighboring light and air. Confirmed by shadow study.

§ 204.4(a)(2) Privacy

Changes to façade and roof not expected to impact adjacent homes. Balcony is on the second floor, limited capacity, and neighbors across the street are at sufficient distance.

§ 204.4(a)(3) Visual Character

Proposed design maintains compatible roof form, slope, and proportional relationship to façade. While the first balcony railing on this section of Taylor Street, neighborhood already features wide variety of porch designs.

Architectural Elements — Elevations



ONE DESIGN SERVICES
onedesignservices.net
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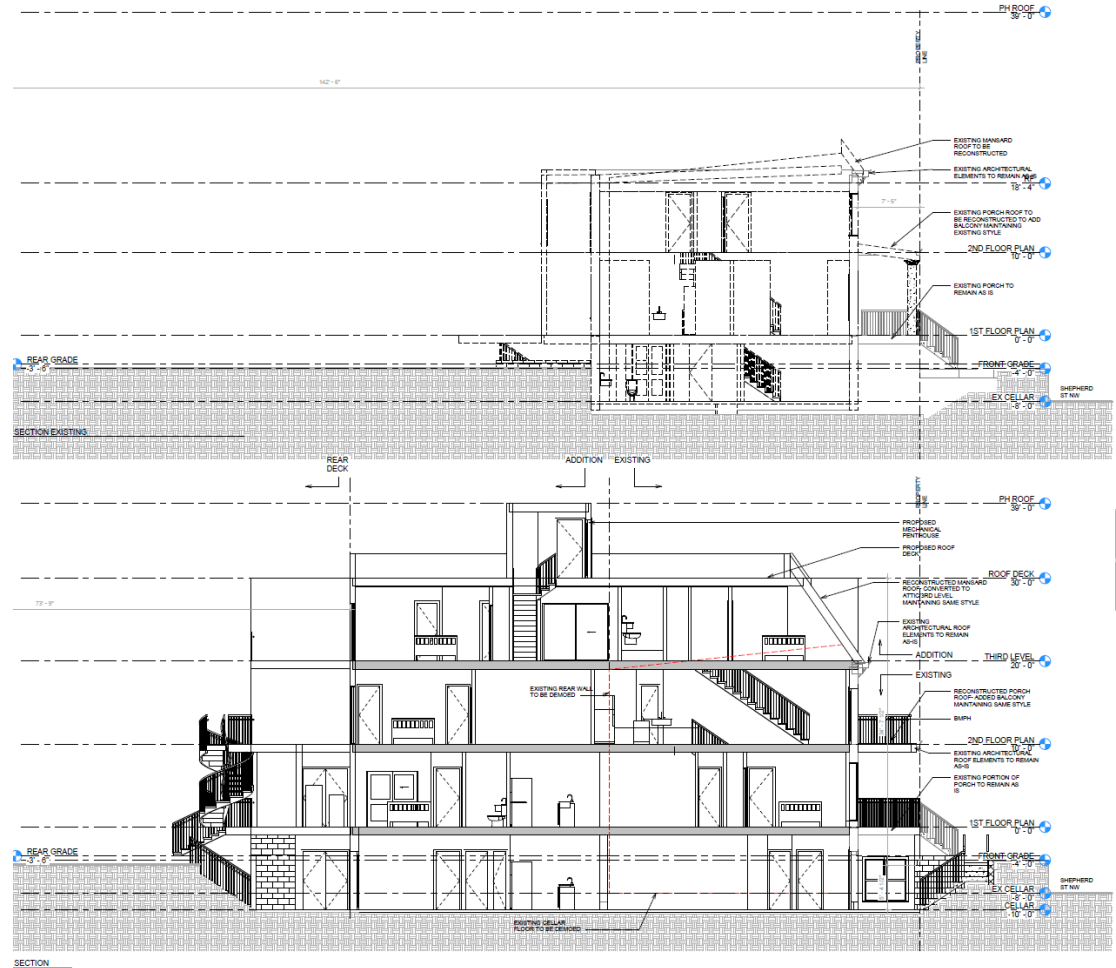
REVISION #	
SCALE	AS INDICATED
ISSUE DATE	MAY 2004

ELEVATIONS

07

Side Section (Sheet 09)

Architectural Elements — Elevations





Similar Styles in the District: Park Road (3 min drive from subject property)



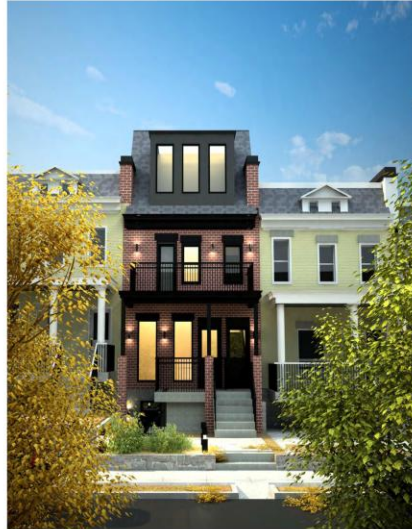
Design Ideas

“By Right” Options:

- (1) No limit with a Zoning Raze;
- (2) Or a “Box” add-on



Architectural Elements — Renderings



Relief No. 3: Penthouse Height

C § 1501.1(c) — Penthouse Structure

Penthouse Height — Meeting the Standards

Subtitle C § 1501.1(c) and Subtitle X § 901

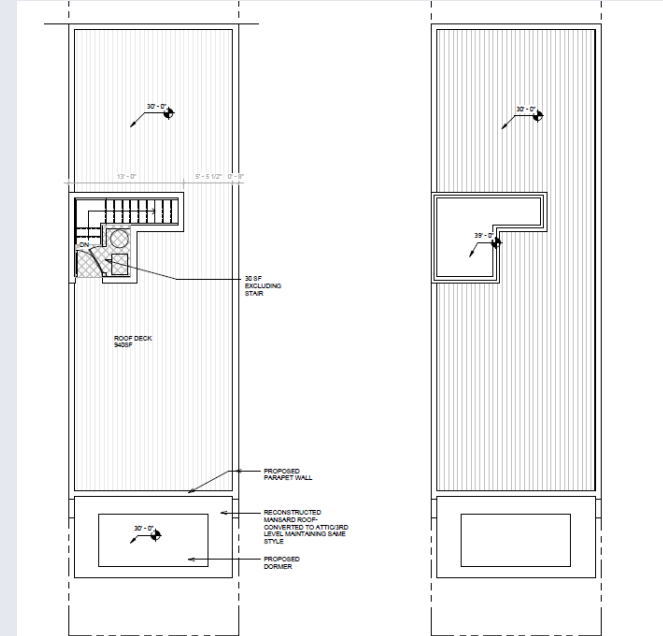
HEIGHT BREAKDOWN			§ 901.2(a) Harmony	Three 10 ft. floor heights are standard for residential. Only 5 ft. would remain for the penthouse within the 35 ft. limit — insufficient for safe use. Penthouse is set back 30+ ft. from the front façade.
PH Roof	39 ft.	Relief requested	§ 901.2(b) No Adverse Effect	Penthouse designed to minimize visibility from street, alley, and neighboring properties. No views into private spaces.
Roof Deck	30 ft.		Justification	Applicant cannot build a habitable third story AND place the penthouse stair within the 35 ft. limit. The extra height is limited solely to the penthouse structure.
Third Level	20 ft.	New addition		
2nd Floor	10 ft.			
1st Floor	0 ft.			

See Section drawing (Sheet 09) for penthouse dimensions.

[Plans Placeholder]



Front Elevation showing 39 ft. penthouse height (Sheet 07)



Proposed Third Level & Mech Penthouse (Sheet 06)

Relief No. 4: Residential Conversion

U § 320.2 — Apartment House Use

Residential Conversion — Meeting the Standards

Subtitle U § 320.2 and Subtitle X § 901

§ 901.2(a) Harmony

RF-1 zone expressly allows pre-1958 buildings to convert to apartment houses via U § 320.2. Proposal meets all criteria. Similar apartment houses already exist in the neighborhood.

§ 901.2(b) No Adverse Effect

Development meets all U § 320.2 requirements. Proposal is not out of character for this area.

U § 320.2(a) Building Exists

Building is in existence on the property and will remain at time the Department of Buildings accepts the building permit application.

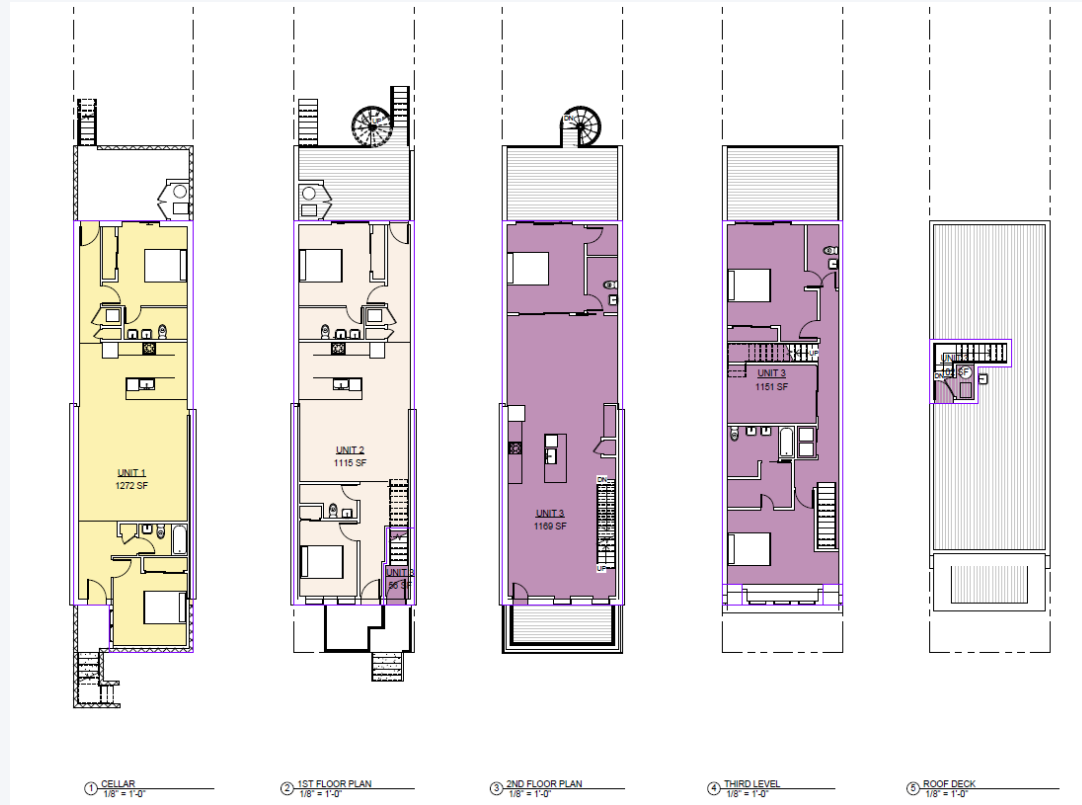
U § 320.2(b) Inclusionary Zoning

Three (3) units proposed. IZ is not triggered until the 4th unit. No set-aside requirement applies here.

U § 320.2(c) Land Area

Minimum 900 sq. ft. per unit = 2,700 sq. ft. for 3 units. Property has 2,725 sq. ft. — exceeds minimum by 25 sq. ft.

Residential Conversion — Unit Layout & Area Plan



Conclusion

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All four special exceptions satisfy Subtitle X § 901.2 — harmony with the Regulations and no adverse effect on neighboring properties.



Each request meets the specific criteria under E § 5201, E § 204.4, C § 1501.1(c), and U § 320.2.



Office of Planning recommends approval of all requested relief.



No community objections or ANC report in the record. Applicant has actively reached out to neighbors.

The Applicant respectfully requests that the Board grant the relief requested.