

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: MRJ Matt Jesick, Development Review Specialist
DATE: February 20, 2026
SUBJECT: BZA #21432 – 2900 Glover Drive, NW – Request for relief to enclose an existing porch

I. RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following requested special exception:

- D § 208.2 Side Yard, pursuant to D § 5201 (8’ minimum; 7.1’ existing and proposed).

II. LOCATION AND SITE DESCRIPTION

Applicant	Hasan Dossal
Address	2900 Glover Drive, NW
Legal Description	Square 1620, Lot 77
Ward / ANC	Ward 3, ANC 3D
Zone	R-1A/WH – Wesley Heights Low Density Detached Residential
Historic District / Resource	None
Lot Characteristics and Existing Development	Irregular lot at the corner of Glover Drive, 43 rd Street, and Garfield Street, NW; Approx. 152’ of frontage on Garfield Street and approx. 128’ of frontage on Glover Drive; Existing 2-story plus cellar single family home.
Adjacent Properties and Neighborhood Character	Surrounding neighborhood is almost exclusively single-family detached homes.
Proposal	Convert an existing, approximately 5’ X 12’, covered, open porch into enclosed expansion of the kitchen.

III. ZONING REQUIREMENTS AND RELIEF REQUESTED

STANDARD	REQUIREMENT	EXISTING	PROPOSED	RELIEF
Lot Width D 202	75 ft.	128.4 ft.	No change	Conforming
Lot Depth n/a	n/a	~152 ft.	No change	Conforming
Lot Area D 202	7,500 sf	12,939 sf	No change	Conforming
Height D 203	40 ft. 3 stories	25.3 ft. 2 stories	No change	Conforming

STANDARD	REQUIREMENT	EXISTING	PROPOSED	RELIEF
Rear Yard D 207	25 ft.	26.8 ft.	No change	Conforming
Side Yard D 208	8'	7.1'	No change	Requested
Lot Occupancy D 703	30%	15.9%	No change	Conforming

IV. ANALYSIS

Special Exception from Side Yard – Subtitle D § 208.2, pursuant to D § 5201, and X § 901

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:*

Zone	Type of Structure	Maximum 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 applicant requests relief from the side yard requirement.

5201.2 *Not applicable*

5201.3 *Not applicable*

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 light and air available to adjacent properties would not be unduly affected. The applicant

proposes to enclose the existing covered porch and would not increase its footprint. The roofline of the enclosure would be the same as the existing porch. The amount of light available to the property to the north would not change, and the degree of air flow around the house should not significantly change.

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

The proposed enclosure would not impact the privacy available to neighboring properties. The property features significant landscaping that screens the existing porch, and the degree of privacy would be enhanced when that space is enclosed. No windows are proposed on the north side of the enclosure, and the sliding door would face west.

(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 rear porch enclosure should have minimal visibility from Glover Drive. If it is visible, the slight change in appearance would not visually intrude upon the character of the neighborhood and would not be to a degree that would have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property in. (§ 5201.4). The proposed design would complement the existing design of the house.

(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, new building, or accessory structure to adjacent buildings and views from public ways.

The application materials include plans, elevations, photos, and site plans.

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 recommends no special treatments.

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.

Granting relief would not result in the introduction of a nonconforming use. The applicant plans to maintain the existing single-family dwelling use.

Subtitle X § 901.2

901.2 (a) *[Granting the special exception] Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;*

Granting the requested relief would not impair the intent of the Regulations - to ensure open space on a lot, and to facilitate adequate light and air both to the subject property and to adjacent properties. Granting the relief would not unduly diminish those factors. The open space would not change on the lot, and the amount of light available to the adjacent property would not change.

901.2(b) *[Granting the special exception] Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps;*

As addressed in the above analysis, the requested special exception for side yard would not unduly affect the use neighboring property. There should be no undue impacts regarding factors such as light, air or privacy.

V. COMMENTS OF OTHER DISTRICT AGENCIES

As of this writing there are no comments from other District agencies in the record.

VI. ANC COMMENTS

[Exhibit 18](#) is a letter in support from the ANC.

VII. COMMUNITY COMMENTS

As of this writing there are no comments from the community in the record.

VIII. VICINITY MAP

