

BOARD OF ZONING ADJUSTMENT

Special Exception Hearing

735 Irving Street NW

Case No. 21443

Applicant: Cecilia Penizia

Representative:

Olutoye Bello

Square 2891, Lot 82 • RF-1 Zone • Ward 1 / ANC 1E

*Relief requested under 11 DCMR Subtitle E § 5201.1(b) and Subtitle X § 900.2 / 901.2
for a rear addition extending beyond the rear wall of the adjoining principal building.*



Board of Zoning Adjustment
District of Columbia
CASE NO. 21443
EXHIBIT NO. 20A

What We'll Cover

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The Property & Neighborhood

Site context, zoning designation, and existing conditions

02

The Proposed Project

Scope of work and zoning compliance summary

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The Relief Requested

The single variance from Subtitle E § 207.5

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06

Impact Analysis & OP Recommendation

Shadow study findings and Office of Planning review

Property & Application Summary

RF-1

ZONE DISTRICT

18' × 135'

LOT DIMENSIONS

2,430 SF

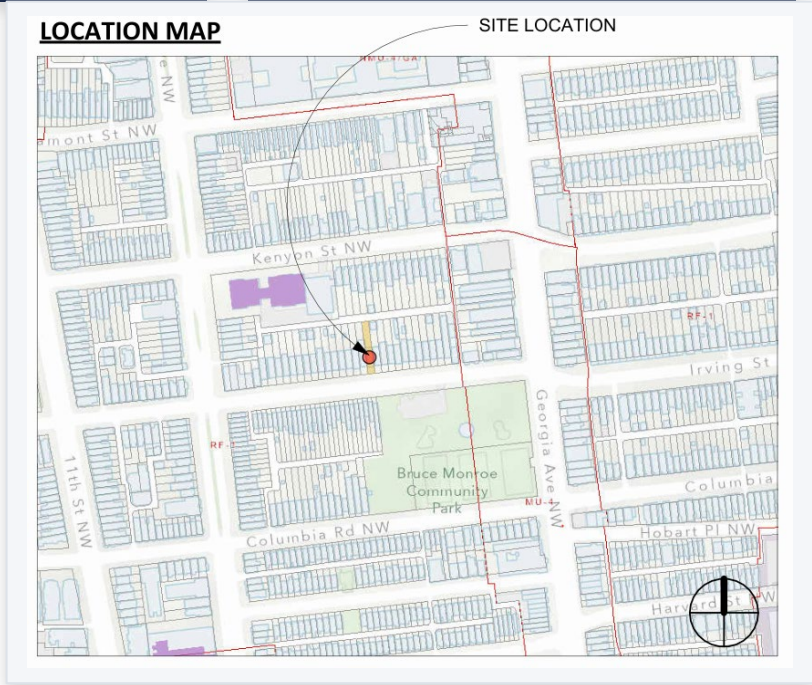
LOT AREA

Ward 1

ANC 1E

PROPERTY DETAILS

Address	735 Irving Street NW, Washington, DC — Park View
Legal Description	Square 2891, Lot 82
Historic District	None applicable
Existing Use	Single-family row dwelling (2 stories)
Proposed Use	Two-family flat (3 stories)
Applicant / Owner	Cecilia Penizia, represented by Olutoye Bello



Site location — Park View, half a block west of Georgia Ave NW

A Row-Dwelling Block In Transition

The subject property sits mid-row on an interior lot within a block of two-story row dwellings typical of the RF-1 zone, built in the late 1800s to early 1900s.

Several neighboring row dwellings have already been converted to two- and three-unit structures, including the property immediately to the west, which has undertaken a similar third-story and rear addition.

Directly opposite the property is the Bruce Monroe Community Park.

West (737 Irving)

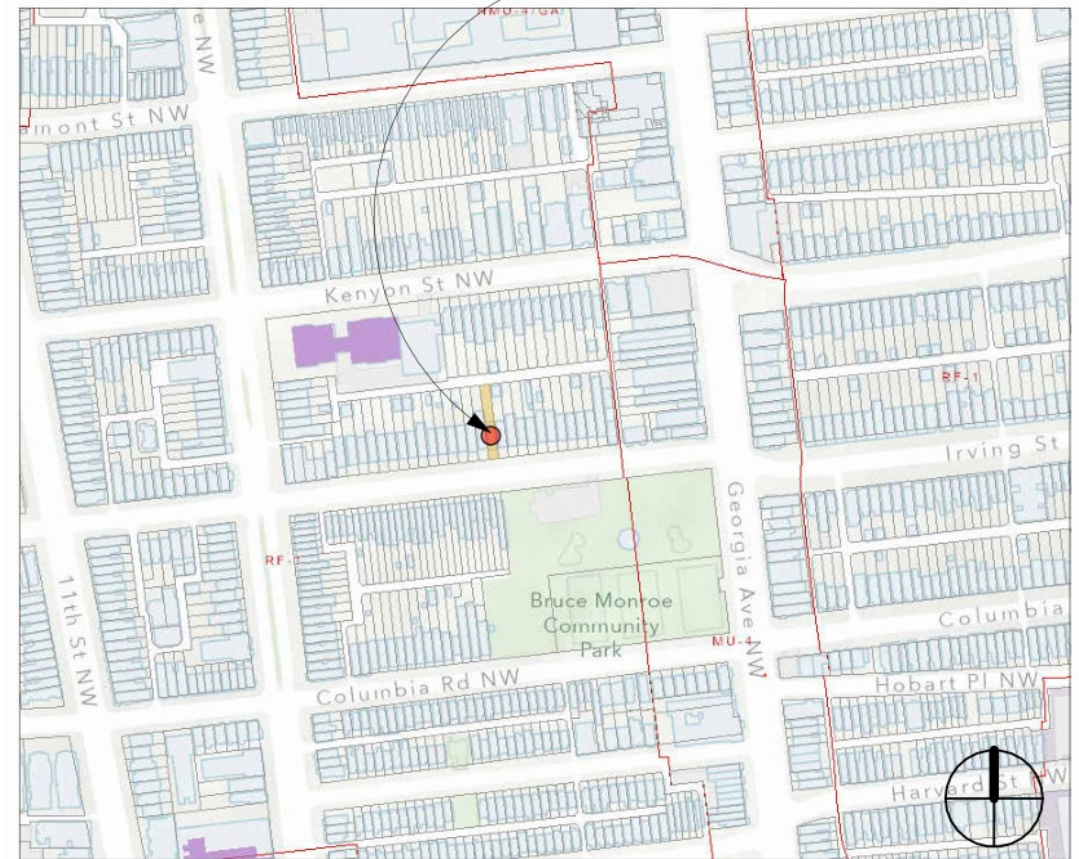
Recently renovated with a 3rd-story addition and a rear addition beyond the subject property's own rear wall — the tallest, deepest structure on this stretch.

East (733 Irving)

Two-story row dwelling, unaltered. This is the neighbor most proximate to — and most considered in — the proposed addition.

LOCATION MAP

SITE LOCATION



Scope of Work

This application proposes a rear and third-story addition to the existing single-family structure at 735 Irving Street NW, converting it into a two-unit residential flat. No underpinning is included in the scope of work.

EXISTING		→	PROPOSED	
Stories	2		Stories	3
Use	Single-family dwelling		Use	Two-family flat
Rear Yard	75.1 ft		Rear Yard	49.6 ft
Building Height	24 ft		Building Height	34 ft
Lot Occupancy	34.2% (831 SF)		Lot Occupancy	52.4% (1,275 SF)
Gross Building Area	1,662 SF		Gross Building Area	2,886 SF
Parking	1 space		Parking	2 spaces

One Standard Requires Relief — All Others Are Met

RF-1 Development Standard	Required	Existing	Proposed	Relief?
Height — Subtitle E § 203.2	35 ft max	24 ft	34 ft	No
Lot Width — Subtitle E § 202.1	18 ft min	18 ft	No change	No
Lot Area — Subtitle E § 202.1	1,800 SF min	2,430 SF	No change	No
Lot Occupancy — Subtitle E § 210	60% max	34.2%	52.4%	No
Front Setback — Subtitle E § 206	In line w/ existing	0.0 ft	No change	No
Rear Yard — Subtitle E § 306	20 ft min	75.1 ft	49.6 ft	No
Side Yard — Subtitle E § 208	None req'd (row bldg)	0.0 ft	No change	No
Parking — Subtitle C § 701.5	1 min	1	2	No
Distance Beyond Rear Wall of Adjoining Bldg — Subtitle E § 207.5	10 ft max	0 ft	20 ft	YES

The single area of relief requested is the rear-wall-extension standard under Subtitle E § 207.5, addressed via the special exception provisions of Subtitle E § 5201.

THE RELIEF REQUESTED

Rear Wall Extension — Subtitle E § 207.5

Legal basis: 11 DCMR Subtitle X § 900.2 & § 901.2, special exception under Subtitle E § 5201.1(b), subject to conditions §§ 5201.4–5201.7.

10 ft

Maximum permitted beyond rear wall of adjoining principal building

0 ft

Existing condition today

20 ft

Proposed extent — 10 ft beyond the permitted maximum

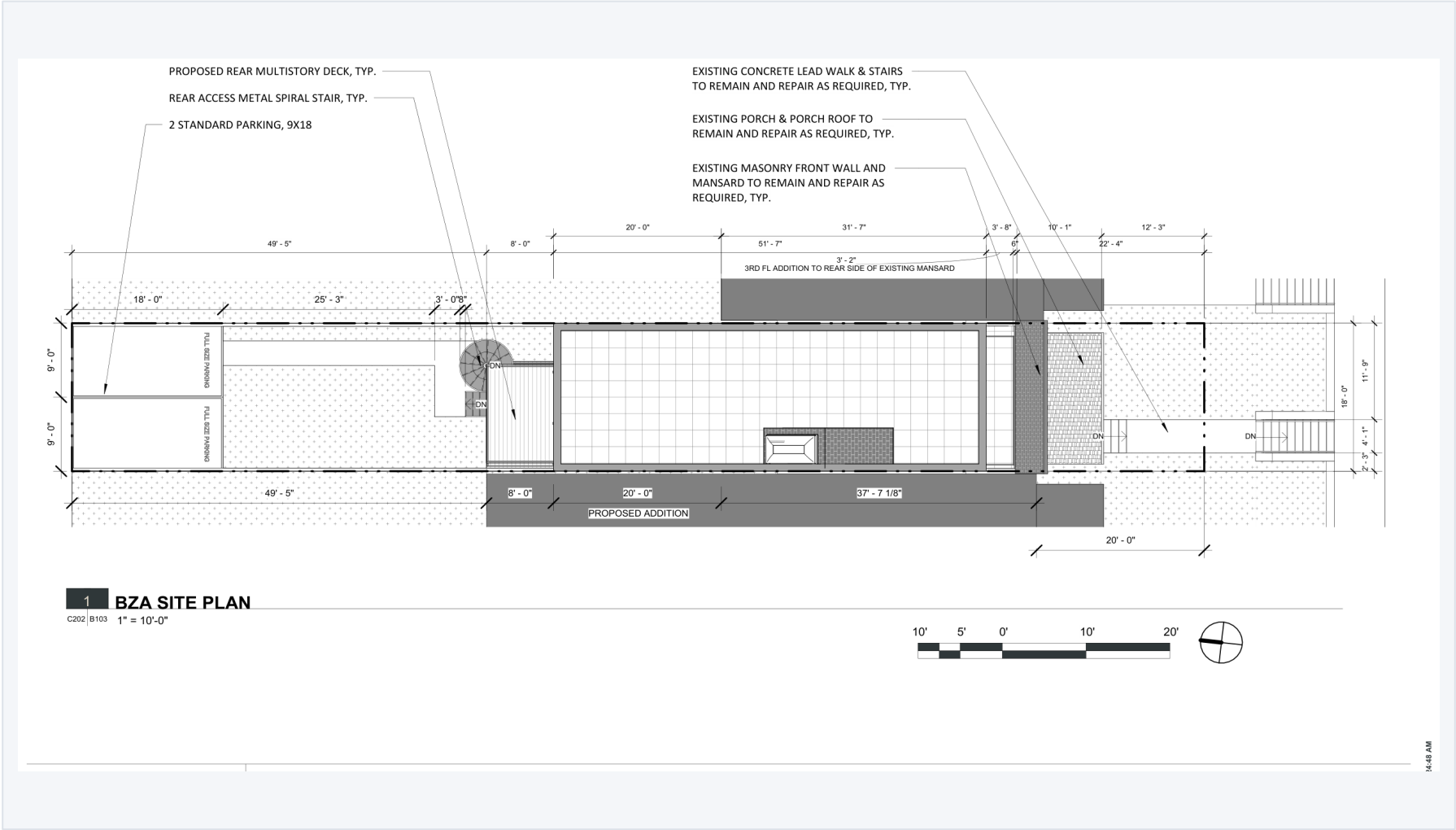
Why the extension is needed:

The rear addition provides the floor area necessary to convert the existing single-family dwelling into a code-compliant two-unit flat, while keeping height, lot occupancy, and rear yard well within RF-1 limits (49.6 ft of rear yard remains against a 20 ft minimum).

Precedent on the block:

The adjoining property to the west (737 Irving St NW) has already constructed an addition of equal or greater height and depth. Given the 135-ft lot depth, the neighbor to the east could similarly build as a matter of right without further relief.

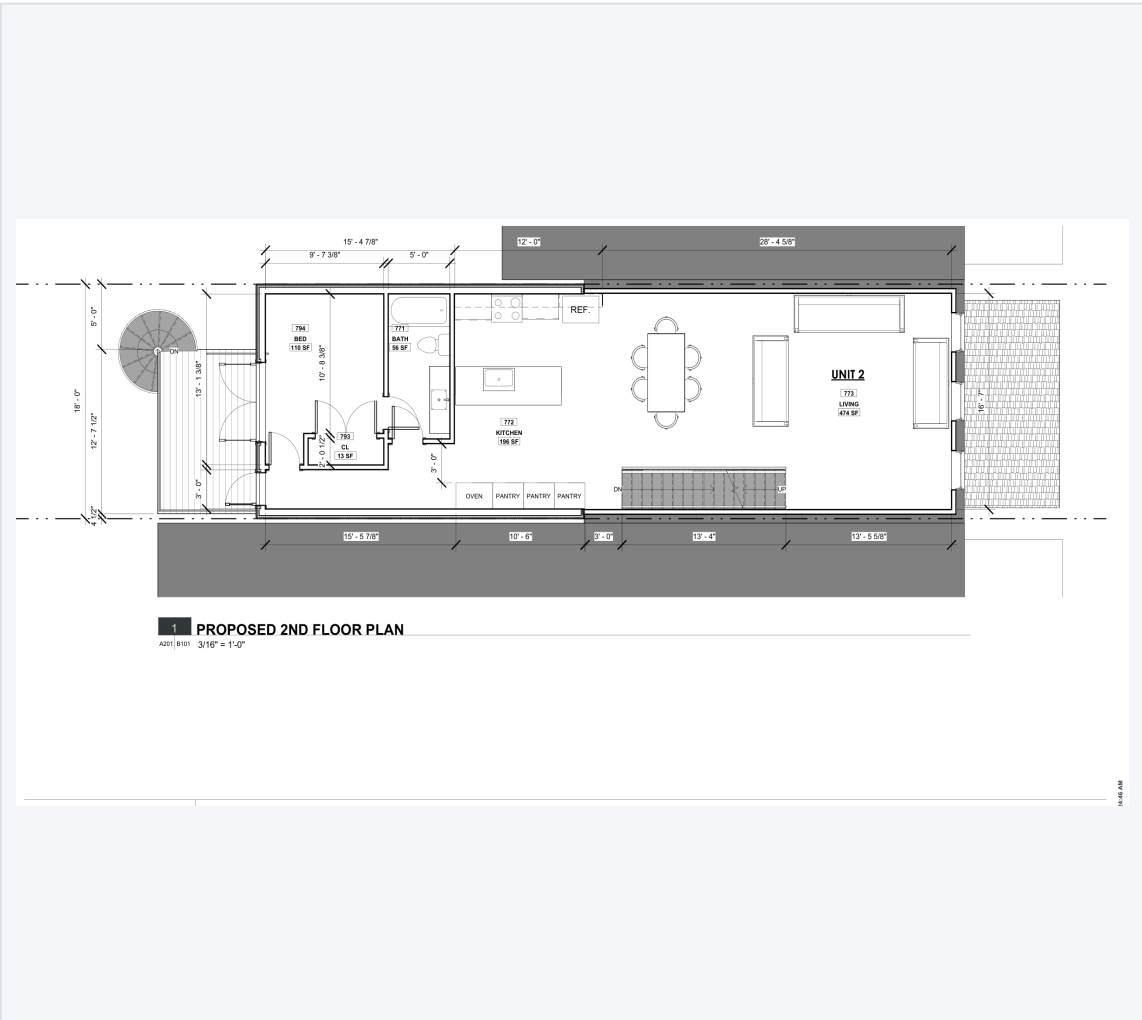
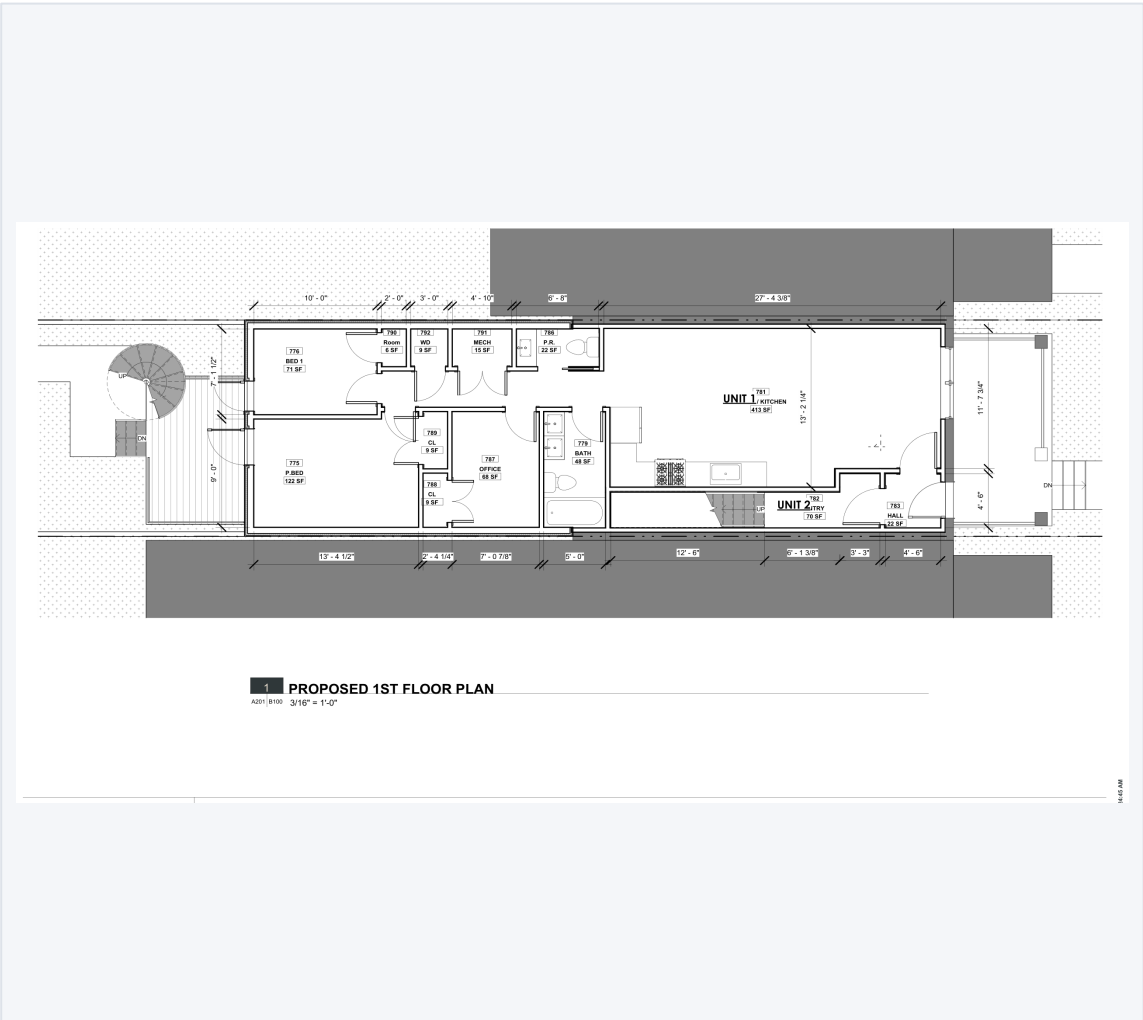
Site Plan

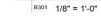


KEY SITE FEATURES

- Two 9'x18' standard parking spaces added off the rear alley — none exist today
- Rear multi-story deck and spiral stair serve as secondary means of egress
- Existing masonry front wall, porch, and mansard to remain, repaired as required
- Third-floor addition set back from the front wall, minimizing streetscape impact

Floor Plans — First & Second Floor

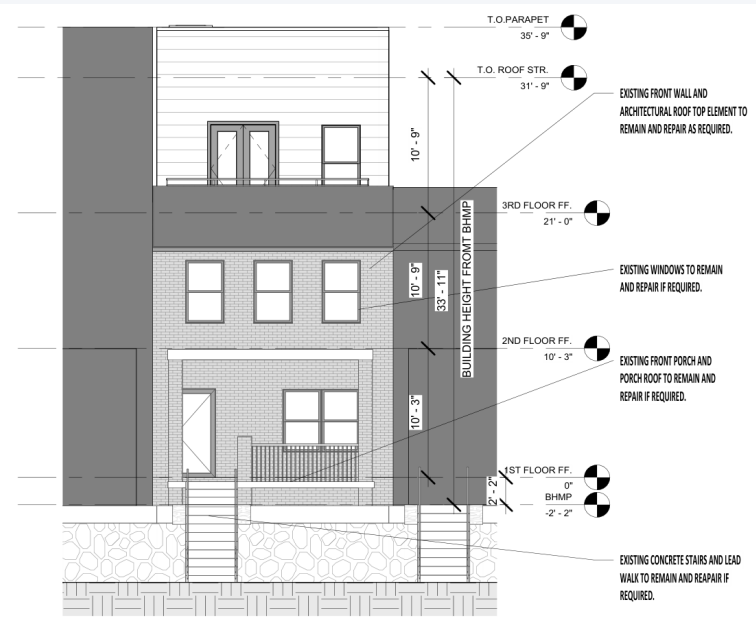




Rear & Front Elevations



1 REAR ELEVATION..
B201 1/8" = 1'-0"



2 FRONT ELEVATION.
B201 1/8" = 1'-0"

HEIGHT VERIFICATION

35' - 9"

TOP OF PARAPET

33' - 11"

BUILDING HEIGHT FROM BHMP

21' - 0"

THIRD FLOOR FINISH

**Existing front wall,
windows,
porch & mansard remain**

3D Perspectives



What the renderings show

Front:

The historic front wall, porch, and mansard roof are preserved unchanged — the addition is invisible from Irving Street.

Rear:

The new third story and rear addition are massed above the rear multi-story deck and spiral stair, facing only the public alley.

No windows are proposed on the east elevation, avoiding any new sightlines toward 733 Irving Street NW, the most affected neighbor.

Subtitle X § 901.2 — The Three-Part Test

(a)

Harmony with the Zoning Regulations and Zoning Maps

RF-1 permits two-, three-, and four-unit conversions of row dwellings. The proposed flat use is expressly consistent with Subtitle E §§ 100.1 & 100.4 and Subtitle U § 301.1(b). Lot occupancy (52.4%) remains well under the 60% maximum.

(b)

No adverse effect on neighboring property

Shadow impact on the most-affected neighbor is minimal and brief (see impact analysis). Two off-street parking spaces are added where none existed, reducing on-street parking demand. All other RF-1 standards are met without relief.

(c)

Compliance with special conditions of this title

The application satisfies the itemized special-exception conditions of Subtitle E §§ 5201.4 through 5201.7, detailed on the following slide.

Subtitle E § 5201.4 — Impact on Abutting Property

Light & Air § 5201.4(a)	Privacy § 5201.4(b)	Visual Character § 5201.4(c)
Row dwellings share party walls with no side-wall openings; only rear-facing windows exist. The addition matches the height and depth of the existing addition next door at 737 Irving St NW. Neither adjoining building has a roof deck to be shaded.	No windows are proposed on the east elevation facing 733 Irving St NW. Rear decks serve passive, occasional use. The project actually removes an existing west-facing sightline — a net decrease in overlook onto neighboring yards.	The addition sits at the rear and is not visible from Irving Street. It is visible only from the public alley, where non-brick rear additions are already a typical building pattern. The third floor is recessed from the front wall.

Additional conditions: § 5201.5 — Applicant is not averse to any special treatment the Board deems appropriate. §5201.6 — No expansion of a nonconforming use, or of lot occupancy/height/stories beyond what RF-1 permits. § 5201.7 — Not applicable; no relief from alley centerline setback is requested.

Shadow Study — 733 Irving Street NW



March 21 solar study (9:30 AM / 12:30 PM / 3:30 PM) — full annual study (March, June, September, December) submitted as Exhibit 7

OP Finding: The greatest incremental shadow on 733 Irving St NW occurs briefly around 3:30 PM in summer and fall. Shadows in this location are already shaped by the existing structure at 737 Irving St NW, which extends more than 20 ft beyond both properties — so the additional shadow from this proposal is minimal and limited in duration.

Office of Planning Recommends Approval

OP MEMORANDUM

BZA Case 21443
July 2, 2026

RECOMMENDATION: APPROVAL

of the special exception for the rear-wall-extension requirement of Subtitle E § 207.5 (10 ft max. beyond rear wall permitted; 0 ft existing; 20 ft proposed), pursuant to Subtitle E § 5201 and Subtitle X § 901.

- Enlargement creates no additional density and no non-permitted use — standard (a) is met
- Lot occupancy and rear yard remain within RF-1 limits; a sizable 49-ft rear yard is retained
- No comments from ANC 1E, other District agencies, or the community were on record as of the report date



CONCLUSION

The Application Satisfies Every Requirement for Special Exception Relief

- ✓ Harmonious with the general purpose and intent of the Zoning Regulations and Zoning Maps
- ✓ No adverse effect on the use or enjoyment of neighboring properties — impacts are minimal, temporary, and mitigated by design
- ✓ Fully compliant with the special conditions of Subtitle E §§ 5201.4 – 5201.7
- ✓ Supported by the DC Office of Planning's independent recommendation of approval

Respectfully, the Applicant requests that the Board of Zoning Adjustment approve the special exception sought in Case No. 21443.

Continued Outreach & the ANC Approval Path

1

ANC 1E Economic Development & Zoning Committee

Applicant presented before the Economic Development & Zoning (EDZ) Committee of ANC 1E on July 8, 2026, wherein the EDZ voted unanimously to recommend support of the application to the full ANC meeting, next scheduled for July 22, 2026.

2

Path to the ANC Consent Calendar

In the Applicant's experience, once an ad-hoc committee recommends approval, the matter becomes an agenda item placed on the Consent Calendar of the full ANC.

3

Continued Certified-Mail Outreach to Neighbors

The Applicant continues neighbor outreach efforts by sending certified mail with proof of return receipt to neighbors in the closest proximity, including the immediately adjoining properties perhaps most impacted.

4

Comparable Addition Already Built Next Door

The immediately adjoining neighbor to the west at 737 Irving Street NW has already constructed an addition similar to what Applicant proposes, hence the more important impact of concern is with respect to 733 Irving Street NW.

5

Requested Procedural Accommodation

Given the late submissions, the delay of this hearing due to a lack of quorum of the BZA, and the fact that the ANC proper still has to vote on a Resolution of Support, Applicant respectfully prays that the Board hear the substance of the case while setting a decision meeting date to allow time for the ANC to submit its Resolution of Support, and leaving the case record open to accept it — which further cures any and all requests for acceptance of late filings.