

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Karen Thomas, Case Manager
MBR
 Maxine Brown Roberts, Associate Director Development Review

DATE: June 12, 2026

SUBJECT: BZA Case 21445: Request for special exception relief pursuant to allow a rear addition and accessory structure at 1729 Lamont Street, N.W.

I. RECOMMENDATION

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

- E § 207.1 Rear Yard (20 feet min. required, 21 feet existing; 17 feet proposed);
- E § 207.5 Rear Addition (no more than 10 feet beyond adjoining rear wall permitted, 25 feet existing; 32 feet proposed); and
- E § 210.1 Lot Occupancy (60 percent max. permitted; 59.4 percent existing; 67 percent proposed).

II. LOCATION AND SITE DESCRIPTION

Address:	1729 Lamont Street, N.W.
Applicant:	Mehmet (Onur) Ozlu and Romain Bordes
Legal Description:	Square 2607, Lot 12
Ward / ANC:	Ward 1; ANC 1D
Zone:	RF-1
Historic Districts	N/A
Lot Characteristics:	The lot is long, rectangular and fairly flat.
Existing Development:	The property is developed with a semi-detached, single-family, two-story dwelling.
Adjacent Properties:	Adjacent properties are similarly developed attached row and semi-detached, two- and three-story homes.
Surrounding Neighborhood Character:	The surrounding character is typical of a row district including semi-detached, attached, and small apartment buildings.
Proposed Development:	The Applicant proposes to renovate the home and add an 8-foot addition at the rear and rebuild the existing garage/accessory building.

III. ZONING REQUIREMENTS and RELIEF REQUESTED

RF-1 Zone	Regulation	Existing	Proposed ¹	Relief:
Density E § 201	2 principal units max.	2	2	None required
Lot Width E § 202	18 ft. min.	25 ft.	25 ft.	None required
Lot Area E § 202	1,800 sq. ft. min.	2,750 sq. ft.	2,750 sq. ft.	None required
Height E § 203	35 ft. max.	36 ft.	36 ft.	Existing nonconformity
Rear Extension E § 207.4	10 ft. max. beyond neighboring houses	25 feet	32 ft. (an addition of 8 feet)	Relief requested
Rear Yard E § 207.5	20 feet	21.5 feet	17 feet	Relief required
Side Yard E § 208	None required, but 5 ft. min. if provided	None provided	None provided	None required
Lot Occupancy E § 210	60% max.	59.4%	67%	Relief requested
Parking C § 701	1 spaces required (min.)	2 spaces	1 space	None required

IV. OP ANALYSIS

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 project requires relief from the rear yard requirements and lot occupancy as highlighted in the table above. A one-story rear addition is proposed to replace the existing rear addition.

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 garage with a roof deck is proposed to be rebuilt as shown in the Applicant's submission of plans at [Exhibit 36](#).

5201.3 *For a new or enlarged building on an Alley Record Lot, ... N/A*

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 proposed one-story addition and accessory garage should not unduly affect the light and air available to neighboring properties. The one-story addition would be generally consistent in depth and massing with the structure it replaces.

The accessory garage and roof deck would also replace an existing garage and deck of comparable height. Given the modest scale of both structures, the limited increase in lot occupancy, and the existing pattern of rear additions and garages along the row, any incremental change in shadow or air access would be minimal or consistent with what currently exists and anticipated in the RF zone. The project would therefore not result in an undue impact on light and air.

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

The proposal should not unduly compromise the privacy of adjacent properties. The east-facing wall of the addition would be solid without windows, and without direct views toward the adjoining property. The west elevation and related window is set back from the shared property line and oriented toward the applicant's rear yard. The proposed garage roof deck replaces an existing elevated outdoor area and would not introduce new viewing/vantage points beyond current conditions. Privacy levels along this row are typical of attached dwellings, and the project would not materially increase visibility into neighboring yards or windows. The application therefore satisfies the privacy standard of §5201.4(b).

(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 addition and garage structure with pergola and deck would not be out of character as viewed from the alley, as it would be designed similar to the existing garage and other garage structures along the alley.

- (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.*

These requirements are satisfied at [Exhibit 36](#) (Updated Architectural Plans and Elevations); [Exhibit 33](#) (Survey Plat); [Exhibit 3](#) (Color Photos).

- 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 request additional screening or other features to protect neighboring property.

- 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 property would continue its residential use as it currently exists.

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 proposed rear addition and accessory garage structure would remain consistent with the general purpose and intent of the underlying RF zone, which anticipates moderate-density residential use and allows modest rear additions and accessory structures by special exception. The project would maintain the existing residential use, preserve the rowhouse pattern, and remain within the range of building depths and accessory structures found along this block. The requested relief for lot occupancy and rear yard is expressly permitted under Subtitle E §5201, and the overall scale of the addition and garage would not alter the established character of the row.

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

As discussed in the specific findings of the criteria under §5201, the proposed addition and garage would not result in significant impacts to light, air, privacy, or visual character. The addition replaces an existing rear projection of similar height and massing, and the garage replaces an existing carport and deck structure. The project would therefore not adversely affect the use of neighboring properties in accordance with the Zoning Regulations and Zoning Maps.

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

Special conditions are not proposed by OP in this case.

V. OTHER DISTRICT AGENCIES

The District Department of Transportation (DDOT's) report is included in the record in support of the application at [Exhibit 38](#).

VI. ADVISORY NEIGHBORHOOD COMMISSION

The property is in ANC 1D. At the time of this report there are no comments in the record from the ANC.

VII. COMMUNITY COMMENTS

There are several letters from community members in support of the application at Exhibits 24, 26-32, 34, 37 at the time of this report.

Attachment: Location Map

Figure 1: Location and Zoning Map

