

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Joshua Mitchum, Development Review Specialist
MBR Maxine Brown-Roberts, Associate Director, Development Review

DATE: June 5, 2026

SUBJECT: BZA Application 21447: Request for special exception approval to construct a two-story w/ cellar rear yard addition and a one-story w/ cellar side yard addition to an existing, attached two-story with cellar principal dwelling unit in the RF-1 Zone.

I. RECOMMENDATION

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

- **Lot Occupancy, E § 210.1** (60% max. required, 60% existing, 65% proposed)

II. LOCATION AND SITE DESCRIPTION

Address:	1350 East Capitol Street, NE
Applicant:	Christopher Boehmler c/o Joseph Boyette
Legal Description:	Square 1305, Lot 0087
Ward / ANC:	Ward 6 / ANC 6A
Zone:	RF-1, Residential Row Buildings
Historic District(s):	Capitol Hill Historic District
Lot Characteristics:	The 2,203 square foot lot is rectangular in shape and has 16.25 feet of frontage along East Capitol Street, NE and 16.25 feet of frontage along a 15-foot-wide public alley to the rear.
Existing Development:	The property is currently improved with a two-story with cellar principal dwelling unit and a one-story accessory structure (garage).
Adjacent Properties:	The property is bounded to the north, south, east, and west by single-family, attached rowhomes in the RF-1 Zone.
Surrounding Neighborhood Character:	The surrounding neighborhood can be characterized by mostly single-family, attached residential uses and some multifamily and mixed uses.
Proposed Development:	The Applicant is proposing to construct a two-story with cellar addition and a one-story with cellar addition in the rear yard of the property.

III. ZONING REQUIREMENTS AND RELIEF REQUESTED

RF-1 Zone	Regulation	Existing	Proposed	Relief
Density E § 201	2 principal dwelling units max.	1 principal dwelling unit	No change	None requested
Lot Width E § 202	18 ft. min.	16.25 ft.	No change	None requested
Lot Area E § 202	1,800 sq. ft. min.	2,203 sq. ft.	No change	None requested
Height E § 203	35 ft. max.	33.42 ft.	No change	None requested
Front Yard E § 206	Consistent with block face	Consistent with block face	No change	None requested
Rear Yard E § 207	20 ft. min.	41.6 ft.	No change	None requested
Rear Extension E § 207.5	10 ft. max. beyond neighboring houses	0 ft. beyond neighboring houses	No change	None requested
Side Yard E § 208	None required, but 5 ft. min. if provided	N/A	No change	None requested
Court E § 209	2.5 in./1 ft. height min. = ft.	N/A	No change	None requested
Lot Occupancy E § 210	60% max. 70% max. by Sp. Ex.	60%	65%	Special Exception requested
Parking C § 701	1 space/2 dwelling units min.	1 space	No change	None requested

IV. OFFICE OF PLANNING ANALYSIS

Subtitle E § 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 Applicant proposes 65% lot occupancy.

5201.2 Not relevant to the subject application

5201.3 Not relevant to the subject application

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 addition should not unduly affect the light and air available to neighboring properties. The height of the addition would be the same as the height of the existing principal structure. A sun/shadow study submitted by the Applicant (Exhibit 30) indicates that the proposed addition would not create shadows beyond what would be permitted in a by-right addition. Additionally, the proposed addition would retain more than double the required rear yard setback, leaving adequate air flow for neighboring properties.

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

The proposed addition should not unduly compromise the privacy of use and enjoyment of neighboring properties. The west side of the proposed addition, which would face the adjacent property, will not feature windows. The rear façade is proposed to be screened on each level of the addition by a projection beyond the rear wall, which should offer an adequate level of privacy to adjacent properties. In their support for the proposal, the adjacent neighbors state that their light, air and privacy would not be adversely impacted.

(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 addition should not substantially visually intrude upon the character, scale, and pattern of houses along East Capitol Street NE. The addition would not be visible from East Capitol Street, NE and would not be highly visible from the public alley to the rear of the property. The visibility of the addition from the alley would be limited the enclosed garage, the large trees on the subject property and adjacent property and the distance from the alley. The Applicant states that the proposed addition would be designed with high-quality materials that are in line with the design of the existing building. Lastly, the Applicant's intent to infilling a portion of the double "dogleg" at the first floor would preserve the defining double dogleg design characteristic of homes in the surrounding neighborhood.

(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 submitted plans, photographs, a sun/shady study, and elevations as part of their application that sufficiently represents the relationship of the proposed addition to adjacent buildings and views from the alley and East Capitol Street.

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 special treatment in this case. The Applicant has elected to provide screening along the facades of the proposed addition that would face adjacent properties.

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 be introducing or expanding non-conforming uses or lot occupancy beyond what is permitted in this section. The proposed lot occupancy is 65%, which is a 5% increase above the by-right maximum of 60% and well within the special exception maximum of 70%.

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;

The special exception would be in harmony with the general purpose and intent of the Zoning Regulations and the RF-1 Zone. The requested relief is within the criteria of what can be granted via special exception in Subtitle E § 5201, and it would not result in a building use, form, or bulk that would be inconsistent with the intent of the RF-1 Zone.

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

As demonstrated above, the proposed lot occupancy relief should not result in an addition that would adversely affect the use of neighboring properties.

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

As demonstrated above, the application meets the requirements of Subtitle E § 5201.

V. COMMENTS FROM OTHER DISTRICT AGENCIES

The Department of Transportation (DDOT) requested that OP inform the BZA that DDOT has no objection to the approval of the application.

OP's Historic Preservation Office has indicated that it has reviewed the proposal and has no comments or objections to the approval of the application.

VI. ADVISORY NEIGHBORHOOD COMMISSION COMMENTS

At Exhibit 40 is a report from ANC 6A in support of the subject application.

VII. COMMUNITY COMMENTS

As of the filing of this report, fourteen (14) letters from community members (including the Capitol Hill Restoration Society) have been submitted into the record in support of the subject application.

Location Map

