

MEMORANDUM

TO: Board of Zoning Adjustment for the District of Columbia
Karen Thomas, Development Review Specialist
MBR Maxine Brown-Roberts, Associate Director, Development Review

DATE: July 2, 2026

SUBJECT: BZA Case 21458 - request for special exception relief pursuant to permit a third story, and a three-story rear addition to an existing row dwelling

I. RECOMMENDATION

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

- The rear wall extension requirements of Subtitle E § 207.5
(10 feet max. beyond rear wall permitted, 0 feet existing; 21.7 feet proposed)

II. LOCATION AND SITE DESCRIPTION

Address:	754 Irving Street NW
Applicant:	Adisa, LLC
Legal Description:	Square 2891, Lot 0055
Ward / ANC:	Ward 1/ANC 1E
Zone:	RF-1
Historic Districts	None Applicable
Lot Characteristics:	The nonconforming, rectangular shaped, 12.5-feet wide, interior lot is long at 140 feet in length and 1680 square feet in area. It abuts a sixteen-feet wide rear alley along the rear lot line.
Existing Development:	The subject property is developed with a two-story, brick-sided single-family row dwelling.
Adjacent Properties:	Single-family row dwellings of similar character are located immediately to the east and west of the subject property along Irving Street.
Surrounding Neighborhood Character:	The neighborhood character is typical of the RF-1 zone with several styles of row dwellings developed in the late to early 1900's. The subject property is located half a block west of Georgia Avenue NW.

Proposed Development:	The Applicant proposes a third story and a three-story rear addition which would extend 21.7 feet beyond the adjacent home to the west. It would not extend beyond the rear wall of the home to the east, which also has a three-story addition, constructed around 2015.
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III. ZONING REQUIREMENTS and RELIEF REQUESTED

RF-1 Zone	Regulation	Existing	Proposed	Relief:
Height E § 203.2	35 ft. max.	24.4 ft.	35 ft	Not Requested
Lot Width E § 202.1	18 ft. min.	12.5 ft.	No Change	Not Requested
Lot Area E § 202.1	1,800 sq. ft. min.	1,689 sq. ft.	No Change	Not Requested
Lot Occupancy E § 210	60% max.	25%	38%	Not Requested
Front Setback E § 206	In line with existing setbacks	0.0ft.	No change	Not Requested
Rear Yard E § 306	20 ft. min.	94 ft	72.3ft	Not Requested
Distance Beyond Rear Wall of Adjoining Buildings (R/RF zones) E 207.5	10 feet max.	0 feet	21.7 feet	Relief Requested
Side Yard E § 208	None required (row building)	0.0 ft.	No change	Not Requested
Parking C § 701.5	1 min.	1	1	Not Requested

IV. 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 applicant proposes to construct an addition extend 20 feet beyond the rear wall of the adjacent home to the east.

5201.2 & 5201.3 not relevant to this 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 third-floor addition would be set back at least three feet from the front façade, as shown on the plans at [Exhibit 17](#). The three-story massing would extend approximately 21.7 feet beyond the residence to the west at 756 Irving Street NW, which is the property most affected by the addition.

The Applicant submitted a shadow study at [Exhibit 21](#) and stated that their analysis demonstrated a 12.4% average yearly loss due to additional shadowing on the most affected property at 756 Irving Street. OP notes, that the proposed massing reduces direct sunlight across all four seasonal conditions, where losses are moderate in the spring/fall periods and more pronounced in summer and winter, indicating that the addition primarily affects shoulder-season morning/afternoon sun and low-angle winter light.

The study suggests no season shows a complete loss of direct sunlight. The most meaningful changes occur during afternoon hours, which is consistent with rear-yard additions extending deeper into the lot.

It is noted that shadows in this location are already influenced by the larger existing structure at 752 Irving Street NW, which extends more than twenty feet beyond both the subject property and the neighbor to the west.

Given these existing conditions, OP finds that any additional shadow resulting from the proposed third-floor and three-story rear addition would not be significant and of minimal impact beyond what currently exists. As a result, the light and air available to the most affected property at 756 Irving Street NW would not be appreciably diminished by the proposal.

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

Windows are not proposed on the east elevation, thereby avoiding new sightlines toward the most affected neighbor at 756 Irving Street NW. While rear decks could introduce some potential for overlooking adjoining rear yards, only one rear deck is proposed off the first floor which is common.

The proposed massing would not create new vantage points that would compromise privacy. Although the addition increases height, it does not extend in a manner that would introduce new direct views into neighboring properties.

Overall, the proposal would not unduly compromise the privacy of use and enjoyment of neighboring properties.

(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 proposal is at the rear of the dwelling and should not be directly visible from the street. While it will be visible from the alley, non-brick rear additions are typical in nature on neighboring dwellings and would not be considered visually intrusive.

(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 provided plans, photographs, and elevations to sufficiently represent the relationship of the proposed addition from public ways at Exhibits 3, 17 and 18, 21

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 propose special treatment for the subject proposal.

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 use as a residential property, including as a single-family dwelling which is permitted in this zone.

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 applicant proposes to construct an addition what would provide expanded living area which is permitted in the RF-1 zone. The enlargement would not create more density than otherwise permitted in the zone, nor establish any otherwise nonpermitted use. This standard is met.

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

The proposal would not increase the lot occupancy or reduce the rear yard beyond what is permitted in the zone. Since the lot is a long narrow non-conforming lot, the addition maintains a sizeable rear yard of 72.3 feet. Other than the extension, the project meets all other development standards for the RF-1 zone satisfying this standard.

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

The subject application has adequately addressed the criteria for special exception review.

V. OTHER DISTRICT AGENCIES

No comments from other District agencies have been supplied to the record at this report's publication.

VI. ADVISORY NEIGHBORHOOD COMMISSION

Comments from ANC 1E have not been submitted to the record at the writing of this report.

VII. COMMUNITY COMMENTS

Community comments are not available at the writing of this report.

Figure 1: Location Map

