

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Philip Bradford, AICP, Development Review Specialist
MBR
 Maxine Brown-Roberts, Associate Director, Development Review

DATE: July 9, 2026

SUBJECT: BZA Case 21459: Request for special exception relief to allow the construction of a new two-story rear addition to an existing detached, two-story plus cellar principal dwelling unit.

I. OFFICE OF PLANNING RECOMMENDATION

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

- Rear Yard Requirements, D § 207.1 (20 ft. required, 10.4 ft. existing; 10.4 ft. proposed); and
- Lot Occupancy Requirements, D § 210.1 (50% max. by special exception, 46% existing; 47.4% proposed)

II. LOCATION AND SITE DESCRIPTION

Address:	1413 28 th Street, NW
Applicants:	Alexandra and Ahmed Mady represented by Sullivan & Barros, LLP
Legal Description:	Square 1260, Lot 0810
Ward / ANC:	Ward 2 / ANC 2E
Zone:	R-3/GT
Historic Districts:	Georgetown Historic District
Lot Characteristics:	Rectangular corner lot with 30 ft. of frontage on 28 th Street NW and 60 ft. of frontage on Poplar Street NW.
Existing Development:	The site is improved with an existing single-unit detached dwelling.
Adjacent Properties:	Single family row dwellings.
Surrounding Neighborhood Character:	Low density single family with some mixed-use properties in the MU-3A zone located one block east of the subject property.
Proposed Development:	The applicant proposes a two-story, rear addition to the existing principal dwelling unit requiring a special exception, there will also be changes to the roof and upper story windows to repair damage from a fallen tree, which is not subject to the special exception request.

III. ZONING REQUIREMENTS and RELIEF REQUESTED

R Zone	Regulation	Existing	Proposed	Relief
Lot Width D § 202	40 ft. min.	30 ft.	No change	None requested
Lot Area D § 202	4,000 sq. ft. min.	1,800 sq. ft.	No change	None requested
Height D § 1101.1	35 ft. max.	20.6 ft.	24.2 ft.	None requested
Front Setback D § 1103.1	Consistent with immediately adjacent properties on either side.	Not consistent	No change	None requested
Rear Yard D § 207	20 ft. min.	10.4 ft.	10.4 ft.	Special Exception relief requested
Side Yard D § 1104.2	3 ft. min.	3 ft.	3 ft.	None requested
Lot Occupancy D § 210	40% max. by right 50% max by special exception	46%.	47.4%	Special Exception relief requested
Parking C § 702.4	Not required	0	0	None requested

IV. OP ANALYSIS

Subtitle D § 5201 ADDITION TO A BUILDING OR ACCESSORY STRUCTURE

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:*

TABLE D § 5201.1(a): MAXIMUM PERMITTED LOT OCCUPANCY BY SPECIAL EXCEPTION

Zones	Type of Structure	Maximum Percentage of 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 has requested special exception relief from the lot occupancy and rear yard requirements as permitted by this section.

5201.2 & 5201.3 not relevant to this application

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;

Light and air available to neighboring properties shall not be unduly affected. The applicant proposes to remove the first and second floor open decks to the rear of the house and construct a rear addition within the existing footprint. The addition will likely result in shadows being cast on the blank wall of the adjacent property at 1409 28th Street, NW and on the property to the south. However, the shadows on the property to the south should only see a negligible change in its light and air.

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

The privacy and use and enjoyment of the neighboring properties shall not be compromised by the proposed rear addition. While the proposed addition has upper story windows that face the adjacent properties, they do not line up and will likely result in an improved privacy situation as the addition is enclosed habitable space instead of an open deck.

(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 subject property does not have access to a rear alley, but faces two public streets, Poplar Street NW and 28th Street NW. The addition will be visible from Poplar Street NW only. The addition is likely to improve the view from the street frontage, and will be consistent with the character, scale, and pattern of houses along the street frontage.

(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 provided plans, photographs, elevations, and section drawings sufficient to represent the relationship of the proposed addition to adjacent buildings and views from public ways.

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.

No special treatment is recommended by OP.

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.

If granted, these special exceptions for rear yard and lot occupancy would not permit the introduction or expansion of a non-conforming use. The proposed increase in lot occupancy is within the 50% maximum authorized in this section. The requested rear yard and lot occupancy relief should not compromise the subject property to continue existing as a single unit detached dwelling.

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 rear yard and lot occupancy special exceptions, if granted, would be in harmony with the general purpose and intent of the R-3/GT zone. The requested relief would not result in a dwelling that would be inconsistent with the intent of the zoning regulations in terms of building height, massing, or use.

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

As stated above, the lot occupancy and rear yard special exceptions, if granted, would not adversely affect the use of neighboring property in accordance with the Zoning Regulations, specifically the R-3/GT zone. The proposal neither introduces, nor expands an existing nonconforming use, and it does not compromise the subject property's ability to continue to function as a single-unit detached dwelling.

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

No special conditions have been specified in the case of the subject application.

V. HISTORIC PRESERVATION

The proposal was reviewed and approved by the Historic Preservation Office.

VI. OTHER DISTRICT AGENCIES

As of the writing of this report, no comments from any District Agencies have been submitted to the record.

VII. ADVISORY NEIGHBORHOOD COMMISSION

As of the writing of this report, no comments from ANC 2E have been submitted to the record.

VIII. COMMUNITY COMMENTS

At Exhibit 11 are letters in support from neighborhood residents.

Attachment: Location Map

Location Map:

