

1413 28th Street, NW

Washington, D.C. 20007 | Square 1260, Lot 810

BZA CASE NO. 21459

Zone: R-3/GT

ANC: 2E | Ward 2

APPLICANT'S TEAM

Alexandra and Ahmed Mady | Homeowners

Rich Markus | Project Architect (Owner, Rich Markus Architects)

Alexandra Wilson | Applicant's Counsel (Sullivan & Barros, LLP)



July 2026

Project Introduction

1413 28th Street, NW — R-3/GT Zone

Lot Area 1,800 sq. ft. (Square 1260, Lot 810)

Existing/Proposed Use The Property is currently a single-family dwelling and will remain a single-family dwelling.

Proposed Project and Relief The Owners also propose to constructing a modest rear addition in the general location of two existing rear decks, prompting rear yard and lot occupancy relief as there will be a slight increase in overall footprint.



Map

Requested Relief

Sought pursuant to Subtitle X § 901 and Subtitle D § 5201

Rear Yard

Overall: 10.4 ft. existing, 10.4 ft. proposed
Second Floor: ~14 existing, 10.4 ft. proposed

D § 207.1

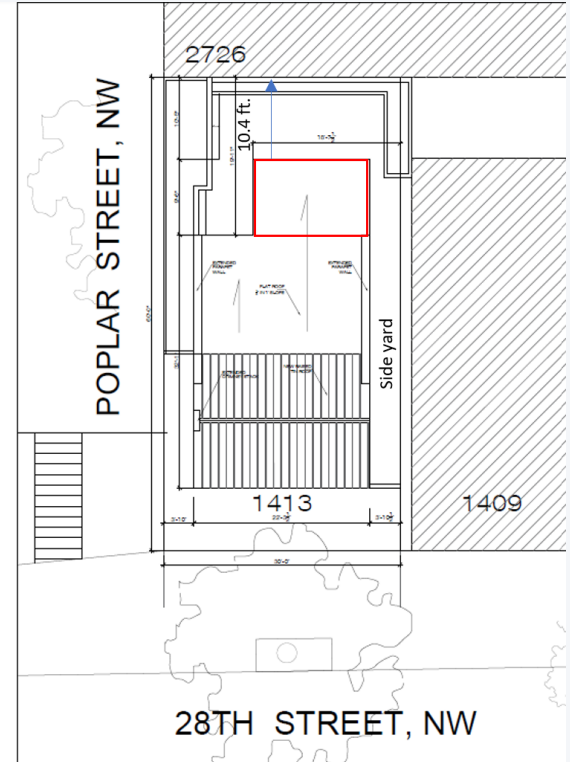
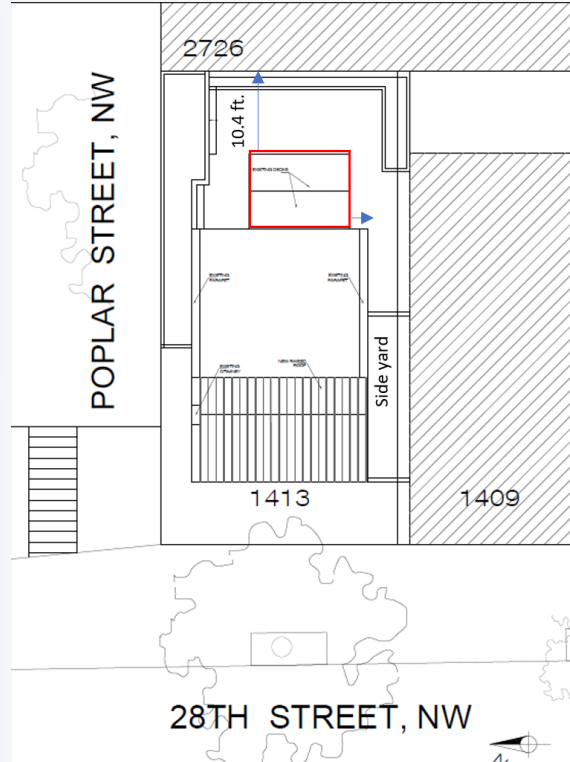
The rear yard requirement in the R-3/GT zone is 20 feet. Although the existing first floor rear yard depth is not being reduced, the proposed extension of the rear building wall to the second story requires special exception relief.

Lot Occupancy

Overall: 46% existing, 47.4% proposed

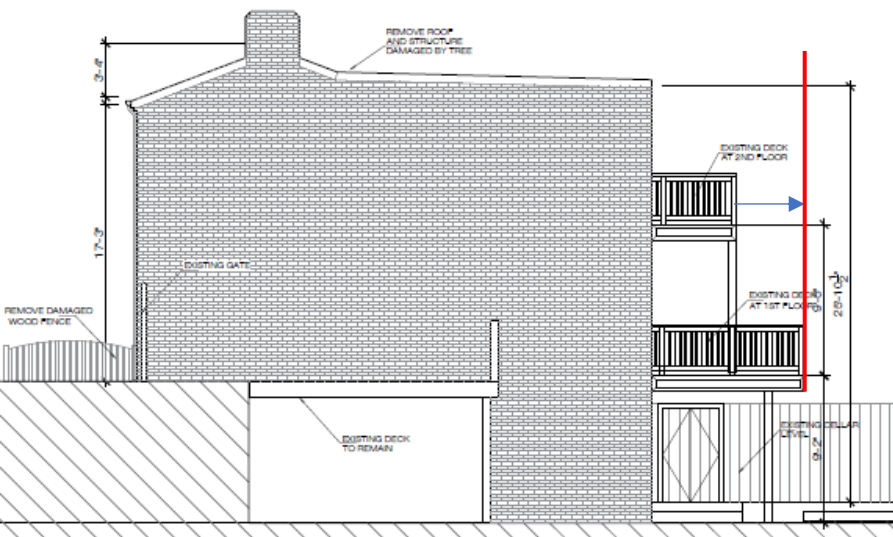
D § 210.1

The maximum permitted lot occupancy in the R-3/GT Zone is 40%. Overall increase in lot occupancy is attributable to lining up the new addition with the existing side yard to the south, or right, on this plan.

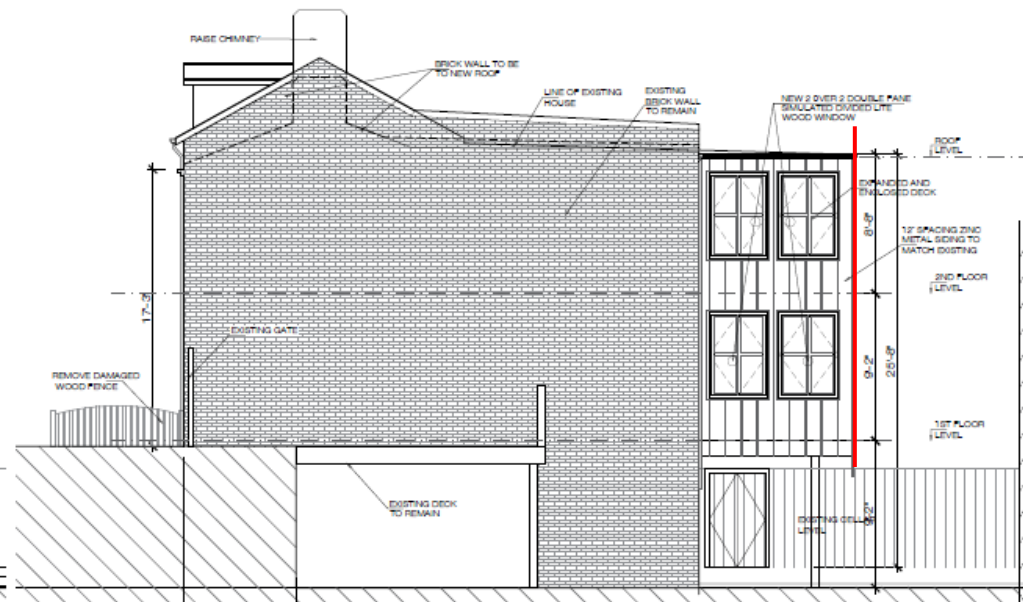




Elevations

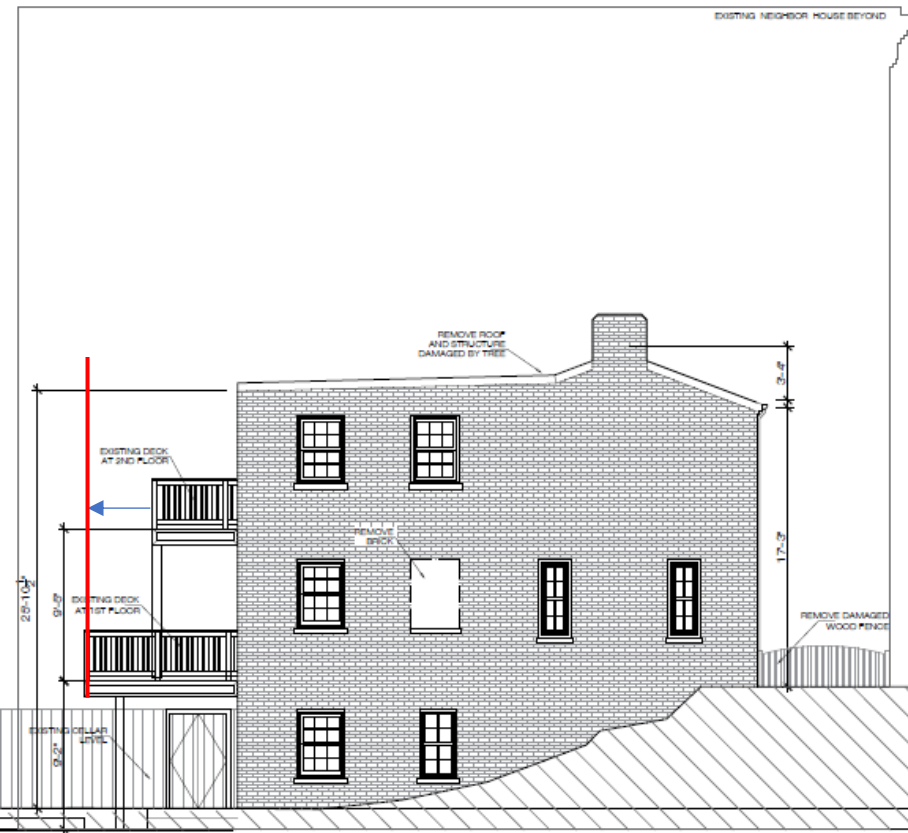


1 EXISTING RIGHT SIDE ELEVATION
1/8" = 1'-0"



2 PROPOSED RIGHT SIDE ELEVATION
1/8" = 1'-0"

Elevations

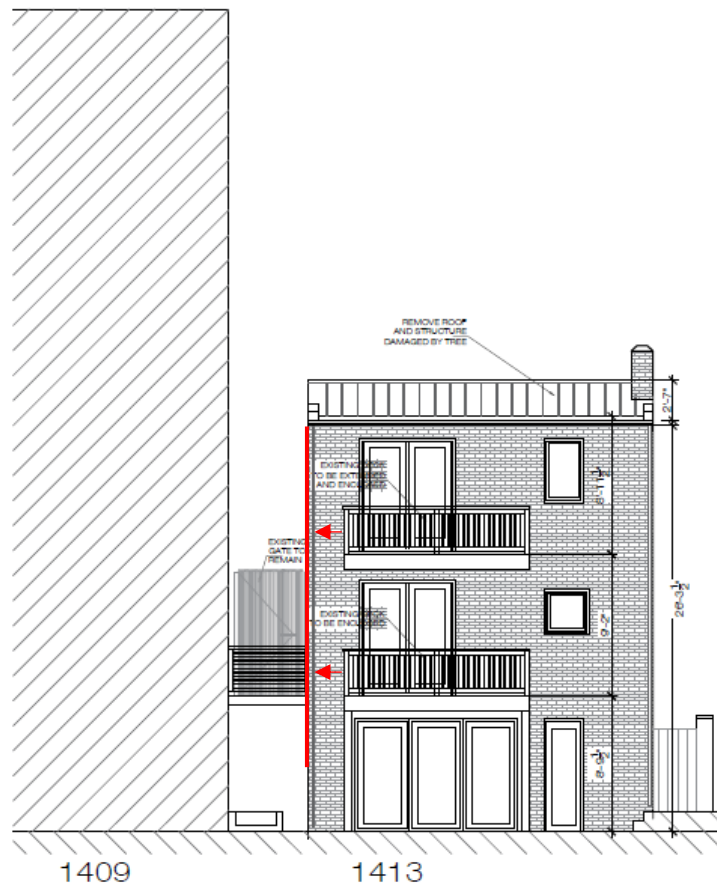


1 EXISTING LEFT SIDE ELEVATION
1/8" = 1'-0"

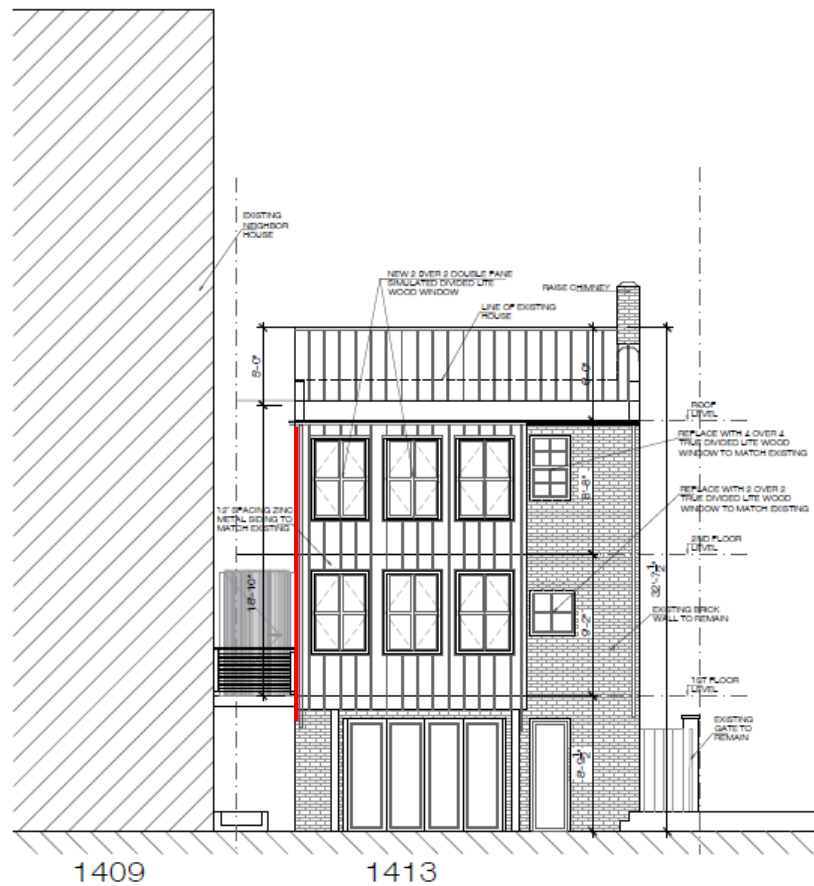


2 PROPOSED LEFT SIDE ELEVATION
1/8" = 1'-0"

Elevations

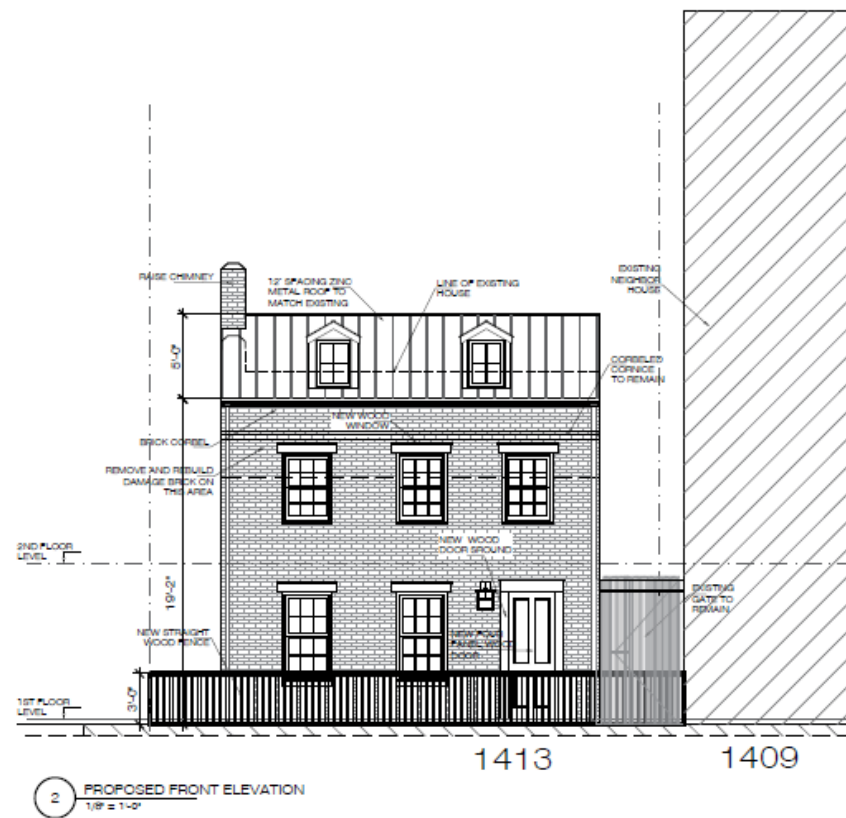
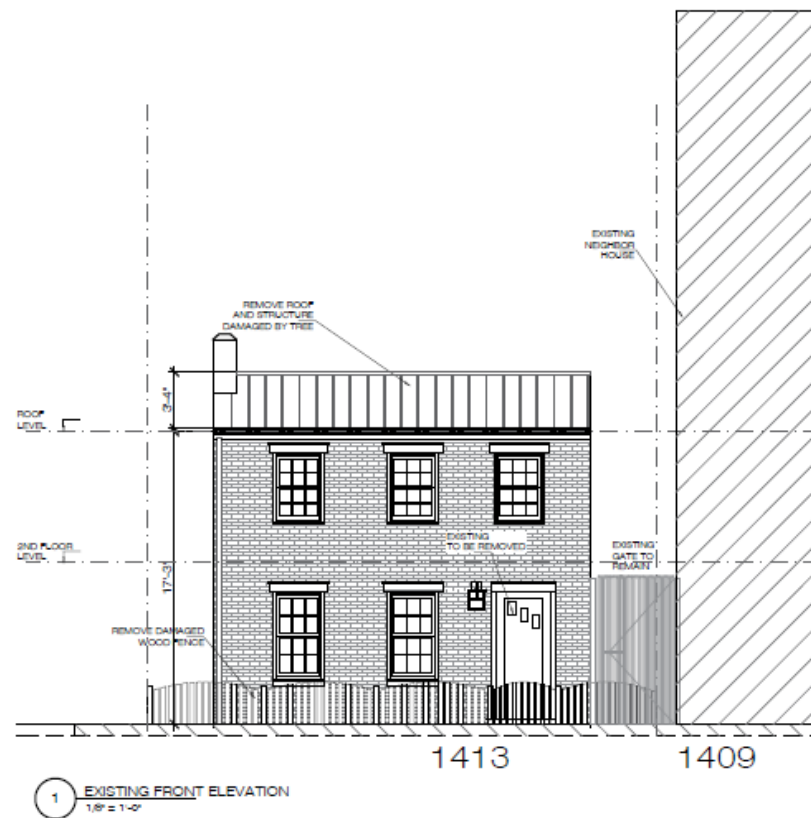


1 EXISTING BACK ELEVATION
1/8" = 1'-0"



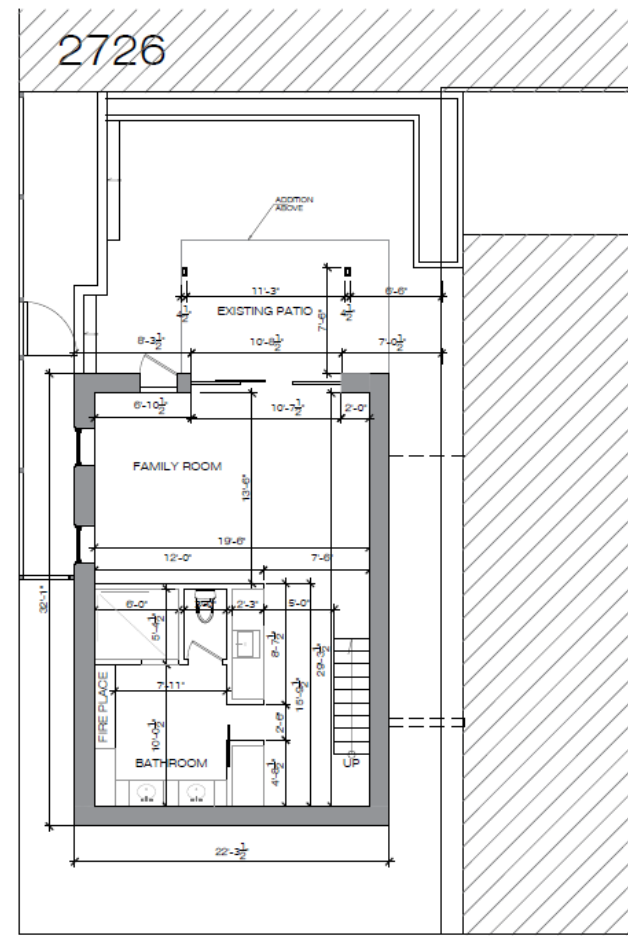
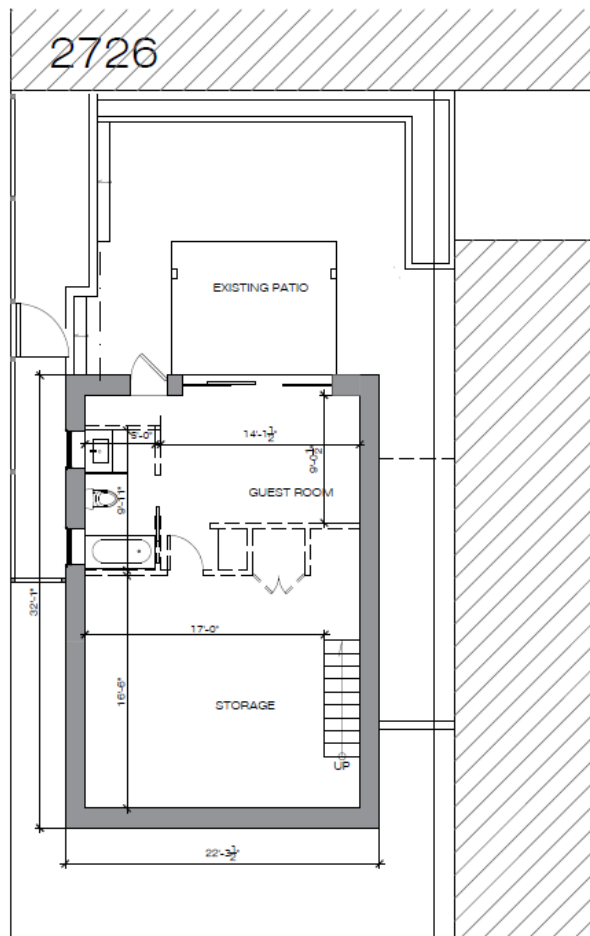
2 PROPOSED BACK ELEVATION
1/8" = 1'-0"

Elevations- New roof (by right) Approved by Historic



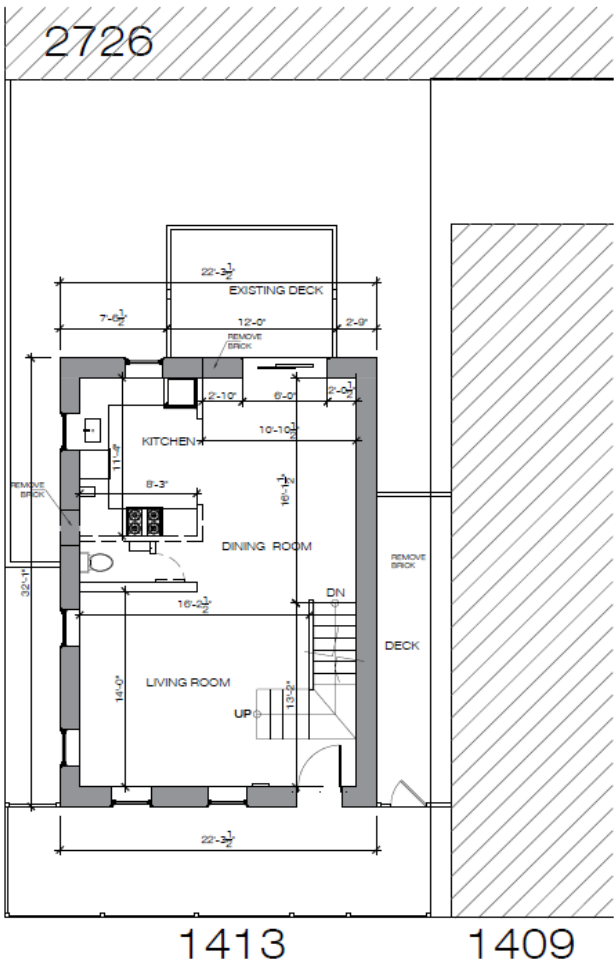
Floor Plans

Cellar

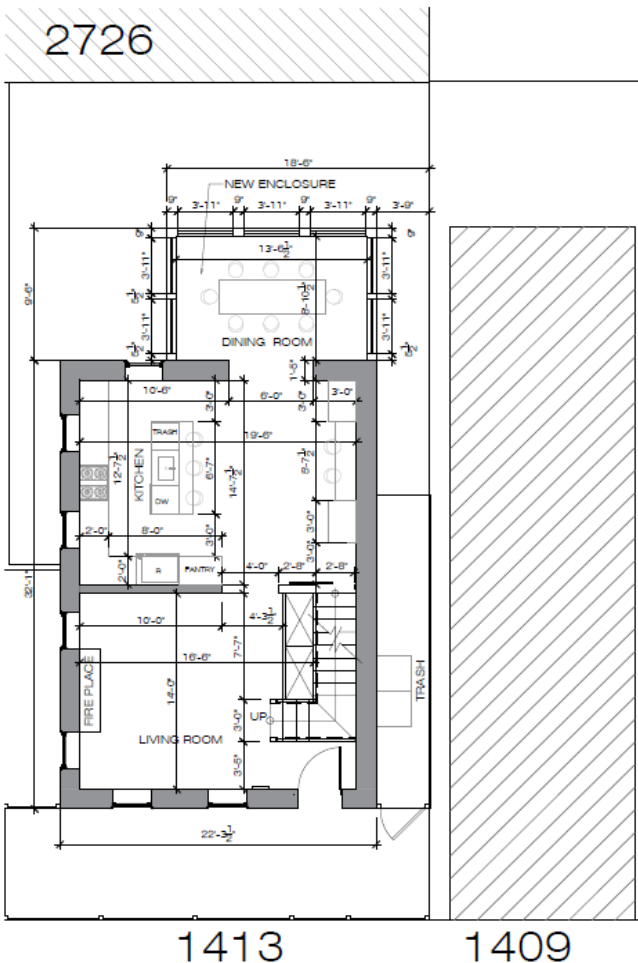


Floor Plans

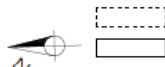
First Floor



1 EXISTING 1ST FLOOR
1/8" = 1'-0"

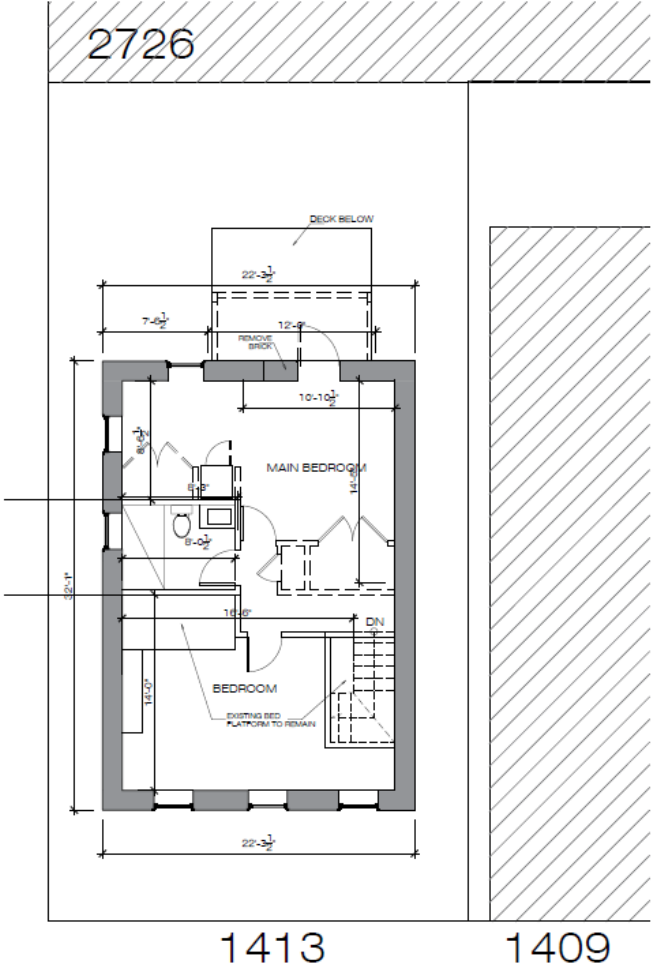


2 PROPOSED 1ST FLOOR PLAN
1/8" = 1'-0"

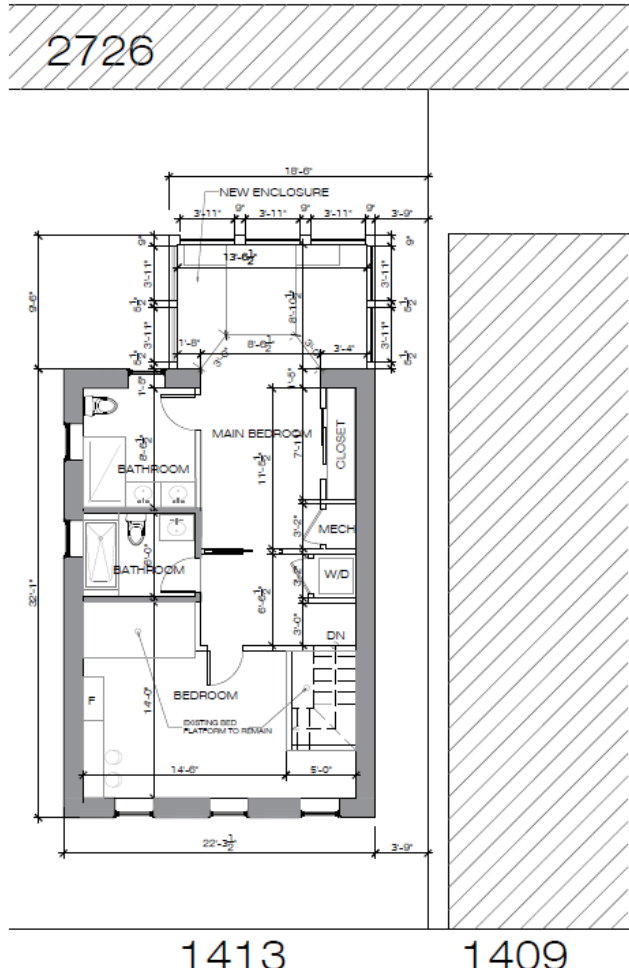


Floor Plans

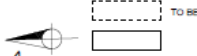
Second Floor



1 EXISTING 2ND FLOOR
1/8" = 1'-0"



2 PROPOSED 2ND FLOOR PLAN
1/8" = 1'-0"





Subj. Property
1413 28th Street, NW

1409 28th Street, NW



Subj. Property
1413 28th Street, NW

1409 28th Street, NW



1417 28th Street, NW

Subj. Property
1413 28th Street, NW

1409 28th Street, NW

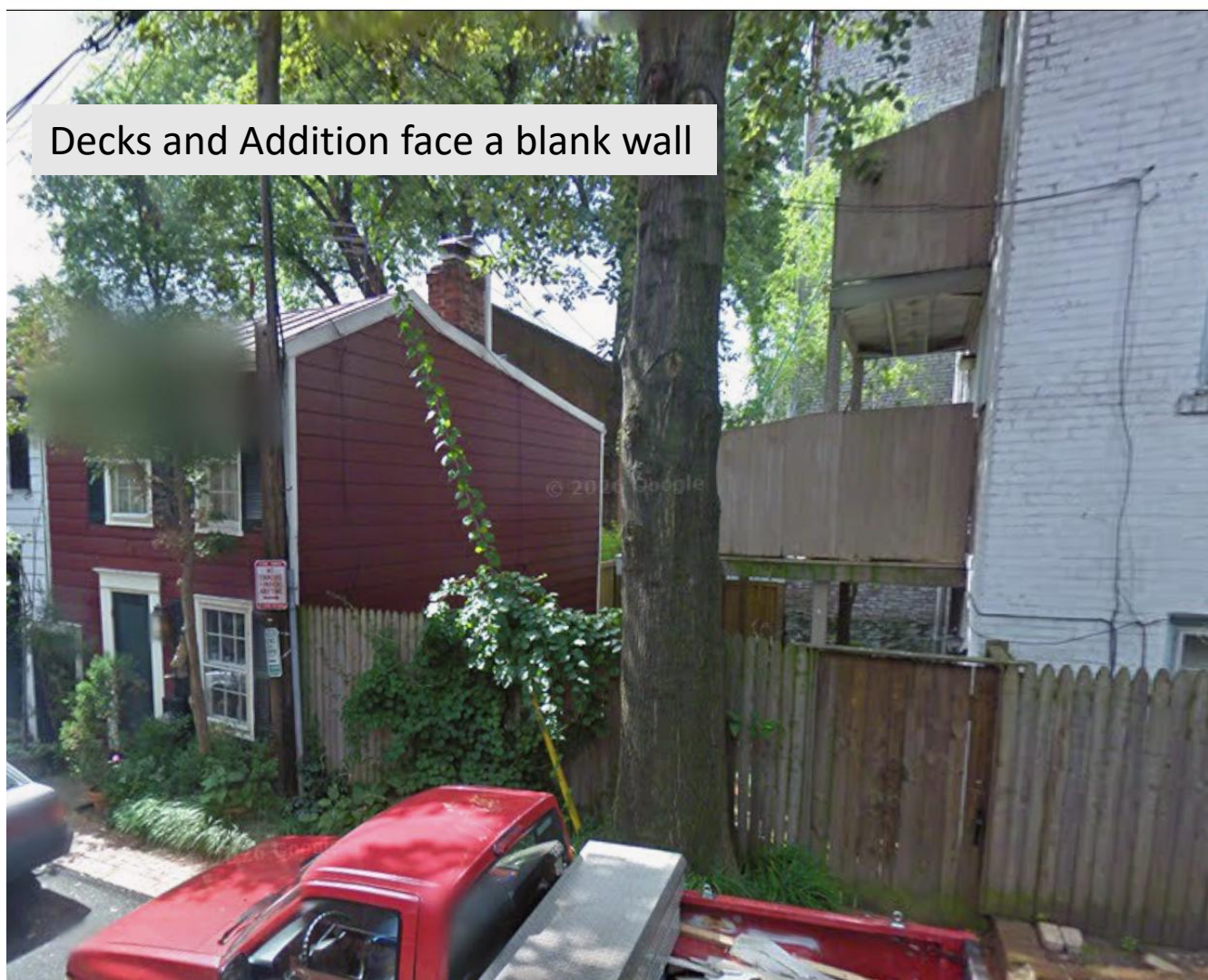


2726 Poplar Street, NW

Subj. Property
1413 28th Street, NW

1417 28th Street, NW

Decks and Addition face a blank wall







EXISTING STREET VIEW



PROPOSED STREET VIEW

Office of Planning Recommendation

OP Report, Exhibit No. 19 — Dated July 9, 2026

✓ OP RECOMMENDS APPROVAL

OP states:

- The proposed rear addition will not unduly impact neighboring properties' light, air, privacy, or enjoyment. Although it may cast additional shadows on an adjacent blank wall, any effect on surrounding properties will be negligible.
- The enclosed addition, replacing existing open decks, is expected to improve privacy despite containing upper-story windows.
- Visible only from Poplar Street, the addition will remain compatible with the surrounding neighborhood's character, scale, and pattern of development.
- The requested rear yard and lot occupancy relief is consistent with the purpose and intent of the R-3/GT zone, will not adversely affect neighboring properties, and will not alter the property's conforming residential use.

Community Outreach & ANC/Agency Engagement

NEIGHBOR OUTREACH

- The Applicant has received 11 letters of support from surrounding neighbors (Exhibit 16).



ANC 2E & Agency ENGAGEMENT

- As part of the Historic Preservation process, the Applicant attended meetings with ANC 2E to present the same exact project. The same project was approved and supported by the ANC via OGB.
- Accordingly, the ANC declined to hear a presentation, noting that it supported the Historic element and all neighbors were in support of the project, resulting in a letter of “No Position” from the ANC.
- The project has been reviewed and approved by OGB/CFA (Exhibit 18B).

Zoning Requirements for Relief

D § 207.1 | D § 5201 (Rear Yard)

D § 210.1 | D § 5201 (Lot Occupancy)

Rear Yard/Lot Occupancy Relief — Meeting the Standards

Subtitle D § 207.1, § 210.1 and § 5201 — Criteria Analysis

§ 901.2(a) Harmony

Single-family residential use remains consistent with the R-3/GT zone – preserves the established low-density residential character of the surrounding neighborhood.

§ 901.2(b) No Adverse Effect

Addition is located at the rear, in the general footprint of the existing rear decks. The Addition is modest in scale, internal to the rear of the property, and is buffered from adjacent residences by existing lot configuration, street frontages, and the absence of windows on the abutting eastern building wall.

§ 5201.4(a) Light & Air

The Addition largely replaces their footprint and massing of the existing decks, rather than introducing a significant expansion into the rear yard. It does not introduce massing that would materially alter existing conditions regarding light and air available to neighboring properties. Impact is limited to the subject property's yard.

§ 5201.4(b) Privacy

The Addition does not introduce new conditions affecting privacy beyond those that already exist, and its rear-oriented placement and modest scale avoid direct impacts on adjacent residences. Replacing open-air decks with enclosed living space improves privacy conditions for both the Property and neighboring residences.

§ 5201.4(c) Visual Character

The Addition will not be visible from 28th Street and does not alter the Home's existing street-facing massing or architectural expression.

§ 5201.4(d) Graphic Evidence

Plans, photographs, and elevations provided.

Conclusion

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The special exception requests satisfy Subtitle X § 901.2 — harmony with the Regulations and no adverse effect on neighboring properties.



The requests meet the specific criteria under D § 5201.



Office of Planning recommends approval of the requested relief.



Support of the neighbors, DDOT, Historic, the ANC and the Office of Planning

The Applicant respectfully requests that the Board grant the relief requested.