

1735 Fraser Court NW

BZA Case No. 21460

BZA Presentation
July 22, 2026

Zachary G. Williams, Venable LLP

Mark Freeman, Lucia Freeman, Aggregate Architecture

Katie Delzell, Owner

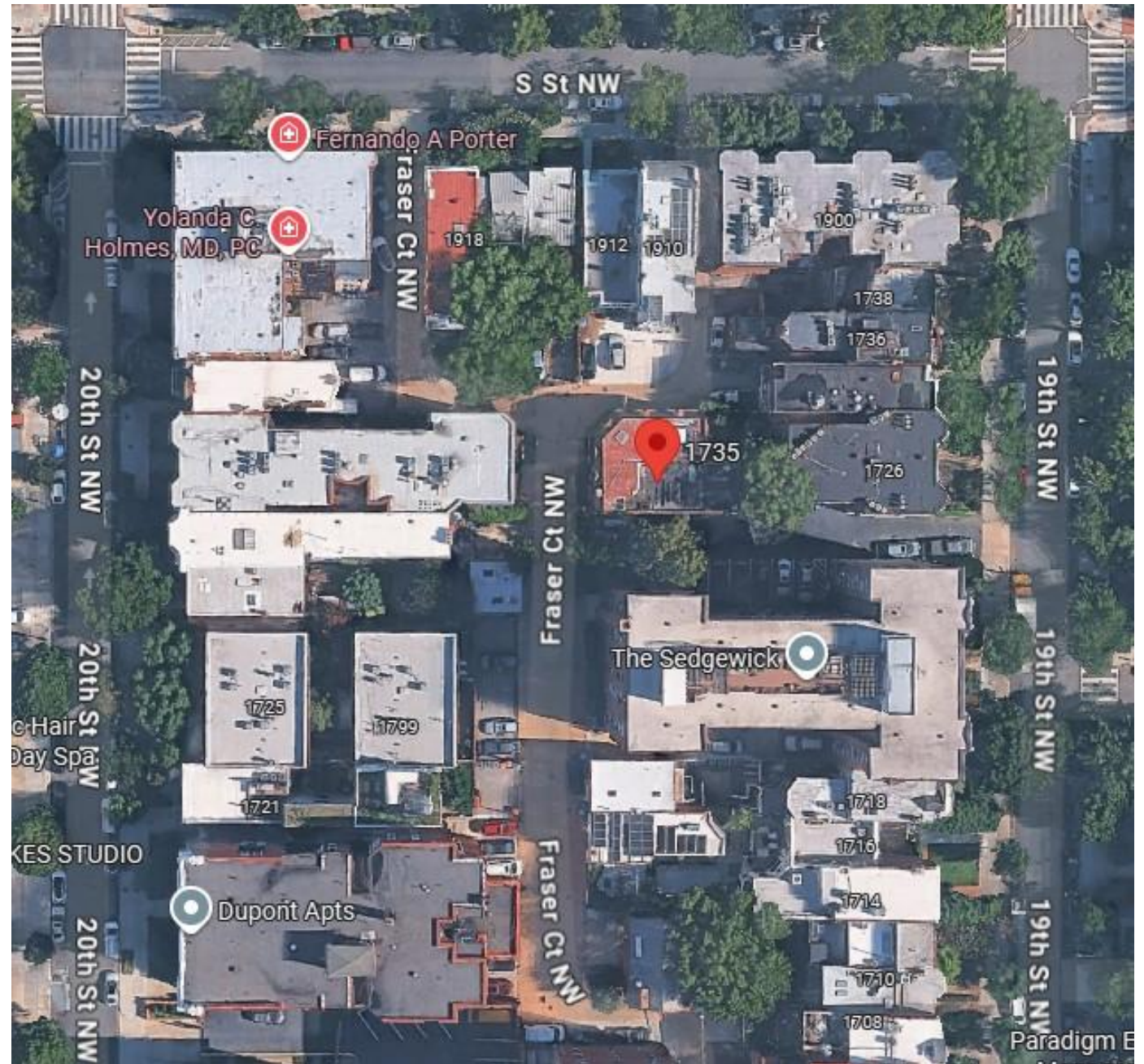
VENABLE LLP

Board of Zoning Adjustment
District of Columbia
CASE NO. 21460
EXHIBIT NO. 21

Aerial View

- 1735 Fraser Court NW
(Sq. 110, Lot 69)
- 2,444 s.f. alley lot
- Historic carriage house
(built 1892)
- RA-2/DC Zone

VENABLE LLP



Existing Conditions



1 EXISTING VIEW TO THE NORTH
SCALE: NONE



2 EXISTING VIEW TO THE WEST
SCALE: NONE



3 EXISTING VIEW FROM ALLEY
SCALE: NONE



4 EXISTING VIEW FROM ALLEY TO THE SOUTHWEST
SCALE: NONE

Existing Conditions



1 WINTER VIEW FROM ALLEY
SCALE: NONE



2 EXISTING VIEW FROM REAR NEIGHBORING PARKING LOT
SCALE: NONE



3 EXISTING VIEW FROM ALLEY
SCALE: NONE



4 EXISTING VIEW OF REAR
SCALE: NONE

Proposed Project Summary

- Full interior renovation (structure currently not habitable) for use as a residence (by-right).
- Construction of a 208 s.f. sunroom on the third-floor terrace (special exception and variance needed).
- All historic facades will be maintained.

Proposed Project Elevations



1 PROPOSED SUNROOM INTERIOR RENDER VIEW
SCALE: NONE



2 PROPOSED SUNROOM EXTERIOR RENDER VIEW
SCALE: NONE



3 PROPOSED SUNROOM INTERIOR RENDER VIEW
SCALE: NONE

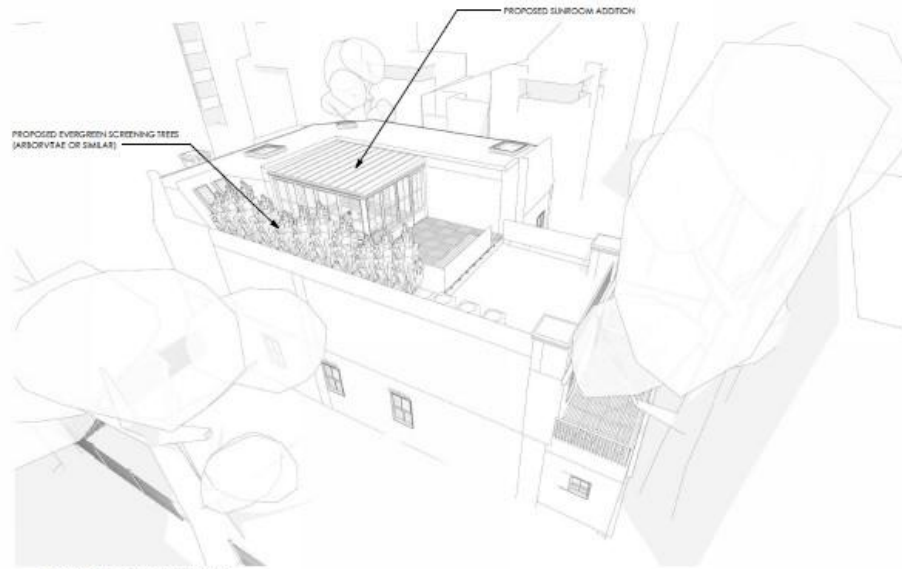


4 PROPOSED SUNROOM EXTERIOR RENDER VIEW
SCALE: NONE

Proposed Project Elevations



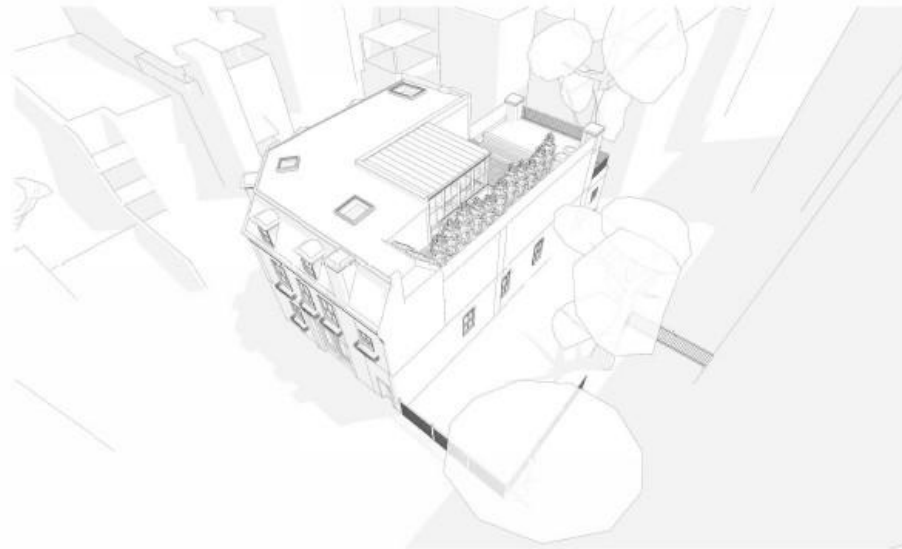
1 PROPOSED BUILDING BIRD-EYE VIEW FROM NW
SCALE: NONE



2 PROPOSED BUILDING BIRD-EYE VIEW FROM SE
SCALE: NONE



3 PROPOSED BUILDING BIRD-EYE VIEW FROM NE
SCALE: NONE



4 PROPOSED BUILDING BIRD-EYE VIEW FROM SW
SCALE: NONE

BZA Relief Requested

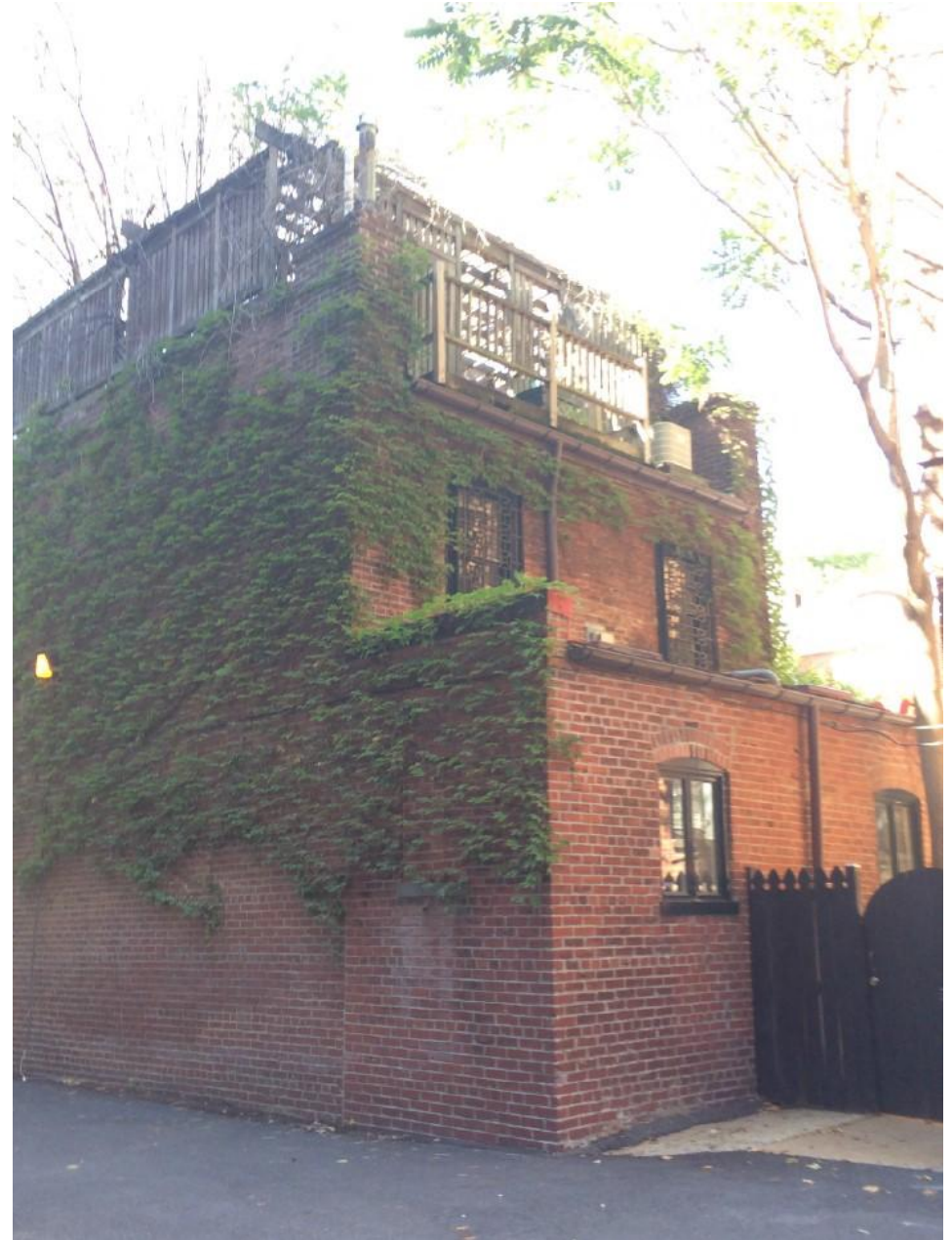
1. Area Variance to allow FAR to increase from 2.26 to 2.35 (1.8 FAR maximum is now allowed in RA-2 alley lots.
 - Prior to new text amendment (Z.C. Case No. 25-06), Zoning Administrator had determined that FAR maximums did not apply to RA-2 alley lots.
 - Text amendment (effective July 17, 2026) now suggests that FAR maximums may apply.
2. Special exception to allow height up to 32.5 feet (20 is permitted by-right).
 - Prior to Z.C. Case No. 25-06, a variance would have been needed for height above 20 feet.

Variance Standards

(11 DCMR Subtitle X, Chapter 10)

- **Because of a peculiar and exceptional condition on the property, the strict application of a zoning regulation would result in peculiar and exceptional practical difficulties or exceptional and undue hardship to the owner of property.**
 - “Confluence of factors” leads to peculiar and exceptional practical difficulties.
 - Historic property and historic building footprints.
 - Terrace was previously enclosed with fencing and a trellis under prior ownership.
 - HPO staff prefer the sunroom over restoring the enclosed terrace.
 - A variance approved in 2016 would allow a rear addition on the second floor. Construction the sunroom in lieu of the second-floor addition is preferable from a historic and visibility standpoint.

Prior Third Floor Roof Views



Variance Standards

(11 DCMR Subtitle X, Chapter 10)

- **The relief sought can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map**
 - The requested relief is not expected to affect adversely the use of neighboring properties.
 - Sunroom should be minimally visible from adjacent properties.
 - Variance was previously approved for a rear addition on the second level.
 - The project will maintain all historic facades and renovate the entirety of the interior of the structure, thereby ensuring it remains protected and maintained into the future.

Special Exception Standards (11 DCMR Subtitle X, Chapter 9)

- Must be in harmony with general purpose and intent of Zoning Regulations.
 - The Dupont Circle RA zones include an intent to “enhance the residential character of the area by maintaining existing residential uses and controlling the scale and density of residential development” and “[p]rotect the integrity of ‘contributing buildings’.”

Special Exception Standards

(11 DCMR Subtitle F, Section 5201.4; Subtitle X, Chapter 9)

- Will not adversely affect neighboring property (light, air, privacy) or intrude on the character, scale and pattern of houses along the street and alley frontage
 - Height of sunroom matches height of existing 3rd level.
 - Sunroom is more in character with historic district and alley than the prior enclosed terrace.
 - Sunroom will be minimally visible from the street and neighboring properties.

Community and OP Support

- The Applicant team met with and presented to ANC 2B.
- ANC 2B voted to support the project.
- Office of Planning recommends approval of the Application.



Questions?

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