

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: ^{CM} Crystal Myers, Case Manager
Maxine-Brown-Roberts, Associate Director of Development Review

DATE: July 9, 2026

SUBJECT: BZA Case 21461: Request for special exception relief to allow a one-story addition to a house in the R-1A/FH zone.

I. OFFICE OF PLANNING RECOMMENDATION

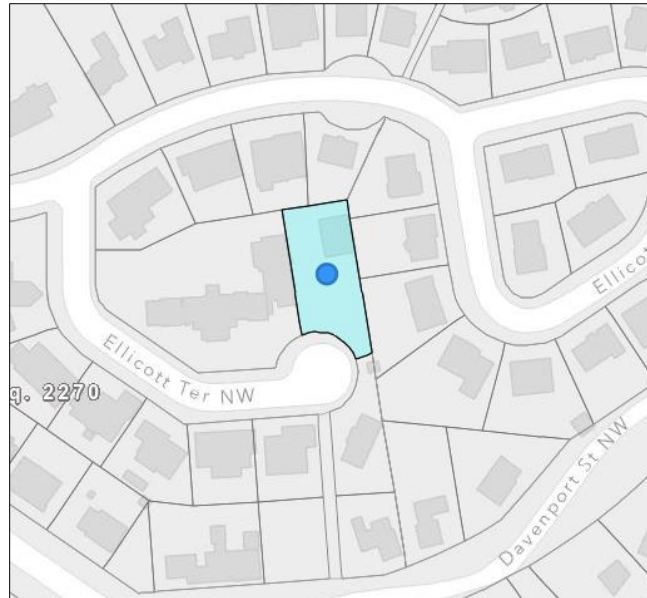
The Office of Planning (OP) recommends **approval** of the following special exception pursuant to Subtitle D § 5201 and Subtitle X § 901:

- D § 207.1 Rear Yard (25 ft. min. required; 13.6 ft. existing, 13.6 ft. proposed)

II. LOCATION AND SITE DESCRIPTION

Address	2901 Ellicott Terrace, NW
Applicants	Mary Barber & Kann Von represented by Peter Schans
Legal Description	Square 2270, Lot 28
Ward, ANC	Ward 3; ANC 3F
Zone	R-1A/FH
Historic Districts	None
Lot Characteristics	The lot is irregularly shaped and does not have alley access.
Existing Development	The property has a detached single-family house with rear and side additions
Adjacent Properties	The abutting properties are developed with detached, single-family houses.
Surrounding Neighborhood Character	The surrounding neighborhood is similarly developed, with single-family detached houses.
Proposed Development	The applicant proposes replacing the existing one-story rear addition with a 10-ft wider rear one-story addition.

III. LOCATION MAP



IV. ZONING REQUIREMENTS and RELIEF REQUESTED

R-1A/FH Zone	Regulation	Existing	Proposed	Relief
Lot Width D § 402	75 ft. min.	80 ft.	80 ft.	None required
Lot Area D § 202	7,500 sf, min.	13,378.5 sf.	13,378.5 sf.	None required
Height D § 203	40 ft. max.	25 ft.	25 ft.	None required
Lot Occupancy D § 404	30% max.	8.7 %	9.1%	None required
Rear Yard D § 207	25 ft. min.	13.61 ft.	13.61 ft.	Requested
Side Yard D § 208	8 ft. min.	Not provided	Not provided	None required

V. OP ANALYSIS

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 proposal is consistent with the purpose and intent of the Zoning Regulations and Zoning Maps. It would allow the existing rear addition to be replaced with a larger addition, providing a modest increase in living space for a kitchen expansion. This is compatible with the intent of the R-1A/FH zone, which is to support single-family residential use. The project also aligns with the zone's tree and slope protection objectives of the Forest Hills

zone by incorporating construction practices that are sensitive to tree preservation. The applicant's proposal is to use low-impact construction methods such as pedestal footings to minimize grading and excavation, which protects the natural topography and adjacent slopes.

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

The proposed addition will not adversely affect the use of neighboring properties in accordance with the Zoning Regulations and Zoning Maps. As discussed further in the D § 5201 section below, the light, air and privacy of the neighboring properties would not be unduly impacted.

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...:*
(b) *Yards, including alley centerline setback; and*
(c) *Pervious surface.*

The proposal is to maintain the 13.61 feet of non-conforming rear yard.

5201.2 & 5201.3 N/A

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;*

The new addition would not result in an undue effect on the light and air of the neighboring properties. The new addition would maintain the same one-story height and 5.7 ft depth as the portion of the building would replace. The additional width does not seem large enough to impact the light and air of the adjacent neighbors. Furthermore, the Applicant's [shadow study](#) shows no significant difference between the proposed and the existing scenarios.

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

The proposed addition would not compromise the privacy or enjoyment of neighboring properties. The new addition would include two windows. One window would face the neighboring property to the west, but it would be located more than forty feet from the shared property line, and the dense vegetation between the lots

would continue to provide substantial privacy. The second window, located along the rear wall, would replace an existing window, resulting in no new sight lines on that side. This window would face the neighbor to the north, where a bamboo privacy fence along the property line helps maintain screening between the 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 proposed addition would not substantially intrude on the visual character of the neighborhood. Although the property does not have alley access, the addition is unlikely to be prominently visible from the street, as it would be set back approximately 90 feet from the street and screened by vegetation for most of the year. The exterior materials would be similar to those on the existing rear addition and the second-floor finish of the house, ensuring that, if visible, the addition would appear consistent with the overall character of the home.

- (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 application included sufficient plans, photographs, elevations, and drawings to complete the review.

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 suggest any special treatment for the proposed redevelopment of the site.

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.

This proposal would not introduce a new use and would not increase the lot occupancy or height beyond what is permitted by-right.

VI. OTHER DISTRICT AGENCIES

In an email to OP, the District Department of Transportation stated they have no object to this proposal. Currently, no other District Agency has provided comments on this case.

VII. ADVISORY NEIGHBORHOOD COMMISSION

Currently there is no report from ANC 3F in the record.

VIII. COMMUNITY COMMENTS

Currently, in the record there are six [letters of support](#) from neighboring properties, (Exhibit 5).