

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Karen Thomas, Development Review Specialist
MBR
 Maxine Brown-Roberts, Associate Director, Development Review

DATE: June 18, 2026

SUBJECT: BZA Case 21464: Request for special exception relief to construct a one-story rear addition to an existing detached two-story plus cellar principal dwelling unit

I. RECOMMENDATION

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

- **Rear Yard, D § 207.1** (25 ft. min. required, 25 feet existing, 4.7 feet proposed).

II. LOCATION AND SITE DESCRIPTION

Address	5059 Glenbrook Terrace, NW
Applicant	S. Preston Brown and Adriana S. Brown represented by Sullivan & Burros
Legal Description	Square 1432, Lot 033
Ward/ANC	Ward 3/ANC 3D
Zone	R-1B
Historic District	None
Lot Characteristics	The lot is large and irregularly shaped located at the north end of a cul-de-sac. There is no alley access.
Existing Development	The lot is currently improved with a two-story, detached home.
Adjacent Properties	The property is bounded to the northeast and northwest and at the rear by detached single-family homes.
Surrounding Neighborhood Character	The surrounding neighborhood can be characterized as primarily residential with 2-story detached homes.
Proposed Development	The Applicant is proposing a 12.3 ft x 8.8 feet rear addition that would reduce a small portion of the 25-foot rear yard to 4.7 feet at a point along the irregularly shaped rear yard. (See Plat at Exhibit 2)

III. ZONING REQUIREMENTS AND RELIEF REQUESTED¹

R-1B Zone	Regulation	Existing	Proposed	Relief:
Lot Width D § 202	50 ft. min.	50 ft.	No change	None requested
Lot Area D § 202	5,000 sq. ft. min.	7,152 sq. ft.	No change	None requested
Height D § 203	40 ft. max.	24 ft. 7.25 ins	No change	None requested
Front Yard D § 206	Within range (15 feet building restriction line – same as block)	Within range	Within range	None requested
Rear Yard D § 207	25 ft. min.	25 ft.	4.7 ft	Special Exception
Side Yard D § 208	8 ft.	8 ft.	No change	None requested
Lot Occupancy D § 210	40% max.	26.7%	28.8%	None requested
Parking C § 701	1 parking space per 2 dwelling units	1 space	No change	None requested

IV. OFFICE OF PLANNING ANALYSIS

The property is improved with a two-story detached, structure with a cellar and a garage located in the rear yard. The Applicant proposes a small rear addition above the below-grade garage. The proposed 12 feet x 8 feet addition would reduce a portion of the irregularly shaped rear yard, which is measured at 25 feet at mid-point, to 4.7 feet in part. (See Plat – [Exhibit 2](#))

Overall, the existing rear yard conditions would be maintained, and the proposal would not reduce other yard dimensions below their current measurements. As the addition is constructed above the existing garage footprint, the project would expand the building envelope closer to a portion of the rear property line.

Subtitle D § 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 subject to the following table

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

¹ Information on the existing and proposed were provided by Applicant

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 rear yard and side yard requirements.

5201.2 Not applicable to the subject application.

5201.3 Not applicable to the subject 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 one-story rear addition would extend closer to the rear property line. The house on the adjoining property to the rear at 3315 Maud Street, NW is well away from the property line and the proposed addition. Given the modest height, location above the existing footprint, and the substantial separation between the neighboring houses, the project would not result in undue impacts to light and air of the adjacent residences. The neighbor closest to the addition has expressed support, as documented at [Exhibit 17](#).

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

The one-story addition would be an enclosed space with a small footprint of approximately 96 square feet. The project does not introduce new elevated outdoor areas or new vantage points that would increase visibility into adjoining rear yards or houses. The enclosed nature of the addition would reduce, rather than increase, potential privacy impacts. The project therefore would not unduly affect 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 addition is located at the rear of the property and would not be visible from Glenbrook Terrace and there is no alley. At the rear of the building, the proposed

massing is consistent with the scale of homes as viewed from houses to the rear. The addition maintains the existing building footprint and does not introduce addition height or bulk and is consistent with the established pattern of homes. The project would therefore not unduly affect the character, scale, or pattern of houses along the street.

- (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, new building, or accessory structure to adjacent buildings and views from public ways.*

The Applicant has provided photographs (Exhibit 5), plans (Exhibit 6), and a plat (Exhibit 2) which is sufficient to represent the relationship of the proposed addition to adjacent homes.

- 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 recommend special treatment with respect to this relief.

- 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 special exception, if granted, would not permit the introduction or expansion of a nonconforming use. The modest addition is constructed above the existing garage footprint and does not appreciably increase the degree of the rear yard's nonconformity due to its irregular shape at this location. The requested special exception relief should not compromise the ability of the subject property to continue its existing use as a single-family residential dwelling. The project complies with E §5201.5.

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 special exception, if granted, would be in harmony with the general purpose and intent of the R-1B zone. The requested relief would not result in a dwelling that would be inconsistent with the intent of the zoning 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 earlier in the report, the special exceptions, if granted, would not adversely affect the use of neighboring property in accordance with the Zoning Regulations and the R-1B 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-family residential dwelling use.

(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.

Based on the above analysis, the proposed rear addition satisfies the criteria of Subtitle E § 5201 and Subtitle X § 901.2. The project would not result in undue adverse impacts on neighboring properties or the surrounding area and is consistent with the intent of the R-1B zone.

V. OTHER DISTRICT AGENCIES

DDOT's report is filed in the record at [Exhibit 19](#). DDOT has no objection to the approval of the application.

VI. ADVISORY NEIGHBORHOOD COMMISSION

The property is within ANC 3D. The ANC report in support is in the record at [Exhibit 18](#)

VII. COMMUNITY COMMENTS

As of the filing of this report, there is one letter in support at [Exhibit 17](#).

Attachment: Location Map

LOCATION MAP

