

1724 Potomac Ave., SE

Washington, D.C. 20003 | Square 1102, Lot 92

BZA CASE NO. 21465

Zone: RF-1

ANC: 7D | Ward 7

APPLICANT'S TEAM

Jesse Connell | Owner

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

July 2026



Project Introduction

1724 Potomac Avenue, SE — RF-1 Zone

Lot Area

3,261 sq. ft. (Square 1102, Lot 92)
Row House Zone; row house proposed

Existing and Proposed Use

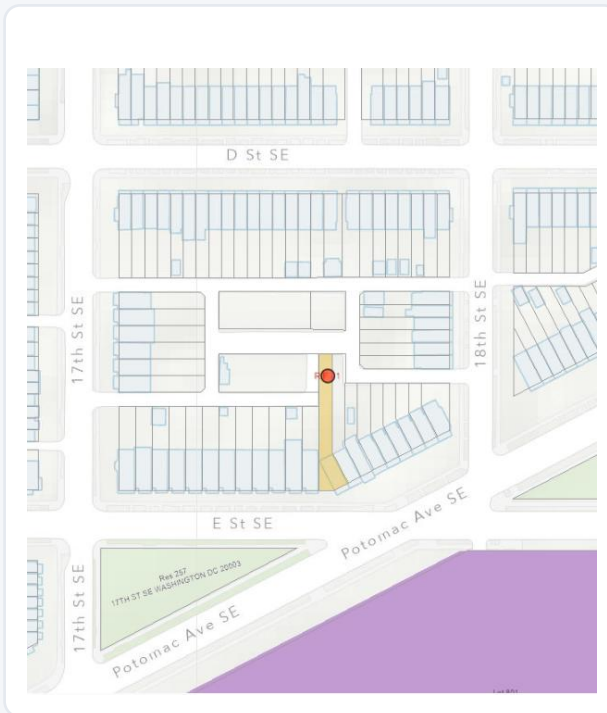
2-story + cellar single-family dwelling; proposing a rear addition to the principal dwelling unit; new accessory building will be used as a second principal dwelling unit (second unit by right)

Relief Requested

Side Yard Relief (E-208.5, pursuant to E-5201) as the rear addition eliminates an existing nonconforming side yard

Additional Background

(Not part of the SE request) But for context, this is the Connells primary residence obtained Building Permit B2402211 and began construction in reliance on the approved plans. After the project was substantially underway—approximately 77% complete and after more than \$559,000 in construction costs had been incurred, the permit was later determined to have been issued in error due to zoning issues involving the elimination of a conforming side yard and the proposed second dwelling unit.



Map

Office of Planning & ANC Recommendation

OP Report, Exhibit No. 23 — Dated July 10, 2026

✓ OP RECOMMENDS APPROVAL

The adjacent western property already has an attached wall with no windows along the shared side. The proposed addition will not include windows facing the adjacent property and, as it remains below the maximum permitted height, will not significantly impact neighboring properties' access to light or air. The addition is also consistent with the established building form in the surrounding area.

NEIGHBOR/COMMUNITY OUTREACH

- The Applicant contacted both adjacent neighbors (1726 Potomac and 1722 Potomac). **Both adjacent neighbors signed and submitted letters of support.**
- The Applicant met with the Capitol Hill Restoration Society who submitted a report (Exhibit 21) stating that there is no adverse effect to neighboring property and that the requested relief is in harmony with the general purpose and intent of the Zoning Regulations.

ANC 7D ENGAGEMENT

- The Applicant attended ANC 7D's zoning committee meeting on April 21st and the ANC's full meeting on May 12th where the ANC voted in support of the application.
- ANC 7D filed their report in support of the application at Exhibit 28.

SCALE : 1:10 = 1'-0"

PUBLIC ALLEY

~~SQUARE 1102~~
~~LCT 0092~~


EXISTING 2 S
 14' 0" x 14' 0" x 14' 0"

PROPERTY ADDRESS:
1724 POTOMAC AVE SE
WASHINGTON, DC 20003

20.1" DIAMETER
ONE ONE TREE TO
ONE ONE ONE

E ST, SE

7

CURB

POTOMAC AVE, S

SQUARE 1102

PUBLIC ALLEY

SQUARE 1102

SQUARE 1102

SQUARE 1102

SQUARE 1102

—

PROPOSED SITE PLAN

SCALE : 1:10 = 1'-4"

SQUARE 1102
LOT 0070

PUBLIC ALLEY

SQUARE 110
1.07.0000

2

SQUARE 110

1

SQUARE 1102
LOT 0124

PUBLIC ALLE

OTOMAC AVE, SE

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2.1 ft. at smallest point

Subj. Property
1724 Potomac Ave., SE

Prior to Construction

DOB requires BZA approval so homeowners can close out the building permit- relief is just to allow this extension into the side yard, rest of yard is open:



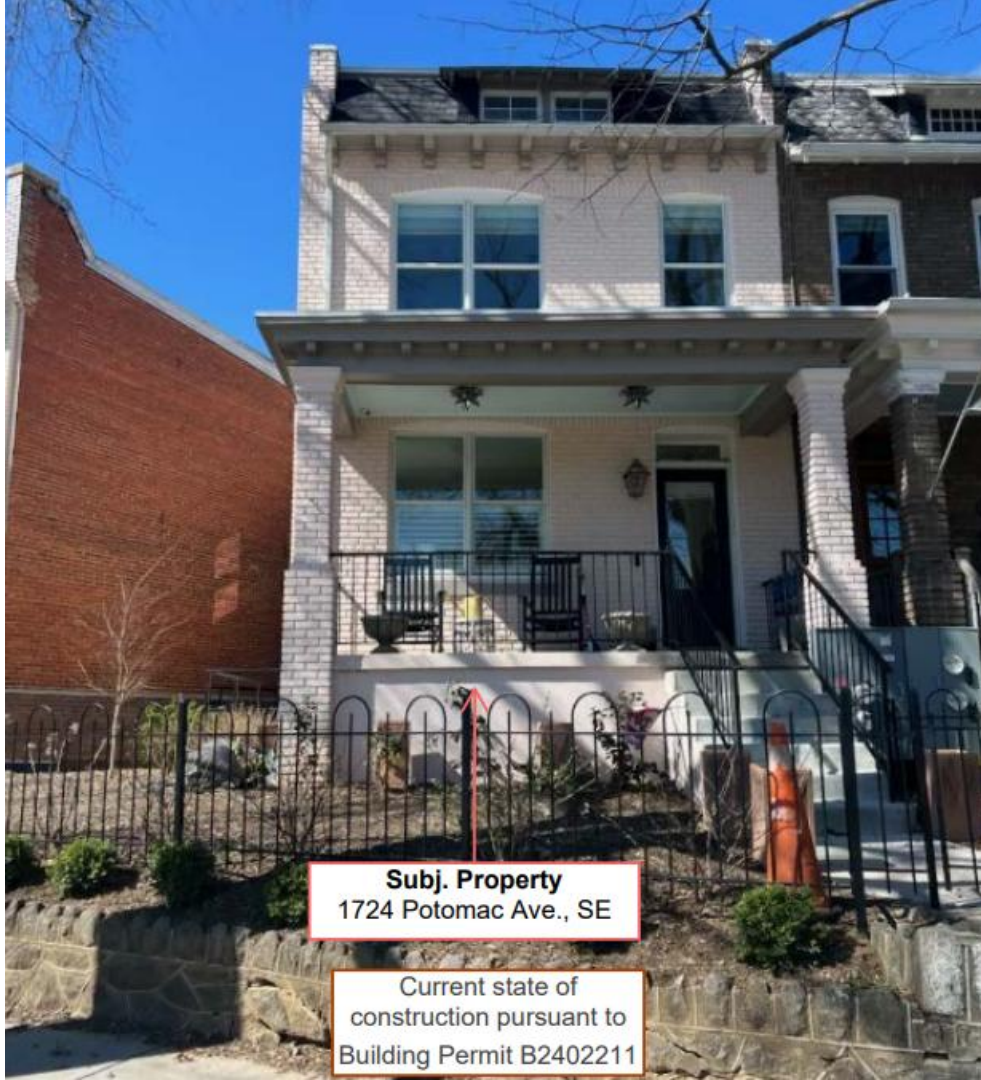
Subj. Property
1724 Potomac Ave., SE

Current state of
construction pursuant to
Building Permit B2402211



Subj. Property
1724 Potomac Ave., SE

Prior to Construction



Subj. Property
1724 Potomac Ave., SE

Current state of
construction pursuant to
Building Permit B2402211



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1724 Potomac Ave., SE



Current state of
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Building Permit B2402211

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1724 Potomac Ave., SE



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Building Permit B2402211



Subj. Property
1724 Potomac Ave., SE

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1724 Potomac Ave., SE

Current state of
construction pursuant to
Building Permit B2402211



Side Yard Relief

E § 208.5 | E § 5201

Side Yard Relief — Meeting the Standards

Subtitle E § 208.5 and § 5201 — Criteria Analysis

§ 901.2(a) Harmony

Residential use remains consistent with the RF-1 zone – intended to accommodate rowhouse-type development patterns. Front façade and streetscape remain unchanged. The proposal is compatible with surrounding residential development and will not adversely affect neighboring properties.

§ 901.2(b) No Adverse Effect

Large rear yard preserves light and air for neighboring properties. Accessory dwelling unit is modest in scale and consistent with alley-accessed accessory structures. No impact to neighboring solar panels or adjacent properties.

§ 5201.4(a) Light & Air

Existing side yard is already narrow – 2 ft. 1in. - and the proposed Addition extends to the lot line only along a limited interior portion of the Building. The Building will continue to maintain approximately 19.5 feet of open setback along the front portion of the Property. No material reduction of the rear yard depth.

§ 5201.4(b) Privacy

No new windows or balconies that would create direct views into neighboring dwellings. The project is oriented primarily toward the rear yard and alley, maintaining the same privacy that currently exist between properties on the block.

§ 5201.4(c) Visual Character

No changes are proposed to the front façade, and the Building will appear substantially unchanged from Potomac Avenue. Rear Addition is consistent in scale and massing with nearby rear additions and accessory structures.

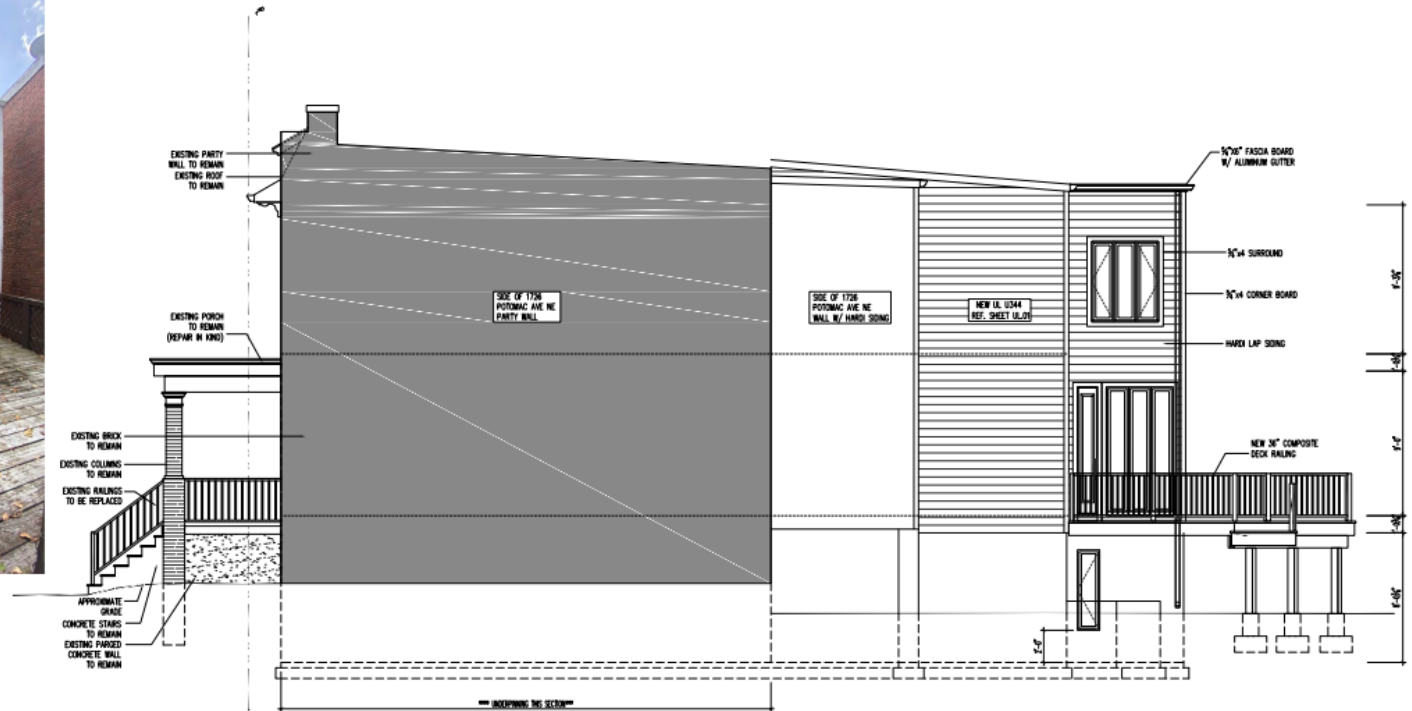
§ 5201.4(d) Graphic Evidence

Plans, photographs, and elevations provided.

A photograph of a wooden deck with a lattice railing, situated between two houses. The house on the left is light-colored with large windows, and the house on the right is grey with white trim. The deck is covered with fallen leaves.



Elevations



Elevations

SCALE : 1:10 = 1'-0"

PUBLIC ALLEY

~~SQUARE 1102~~
~~LCT 0092~~


EXISTING 2 S
 14' 0" x 14' 0" x 14' 0"

PROPERTY ADDRESS:
1724 POTOMAC AVE SE
WASHINGTON, DC 20003

30.1" DIAMETER
ONE END FREE TO

E ST, SE

CURB

~~POTOMAC AVE, S~~

PUBLIC ALLEY

PUBLIC ALLEY

PROPOSED SITE PLAN

SCALE : 1:10 = 1'-0"

PUBLIC ALLEY

SQUARE 110
1-87-0000

EXISTING 2 STOR

SQUARE 110

100

E ST, SE

11

[illegible]

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POTOMAC AVE, SE

COPYRIGHT ©

PUBLIC ALLE

PUBLIC ALLEY

GOVERNMENT OF THE DISTRICT OF COLUMBIA
PERMIT OF THE
PLANNING
Permit No. 33462711

These plans are con-
as submitted or note
and are subject to fi
plans must be kept
all inspections. No
to these plans. Cha
ported with the rev
are required for tra
or plumbing.

Electrical Review - Brian Wadhvani
Mindbenders Review - Brian Wadhvani
Puzzling Review - Brian Wadhvani
Structural Review - Brian Wadhvani
Nightmare Certification - Tong Li - 75
Energy Review - Nathaniel Arick - 100
OCEC 4 - All Review - Benjamin Voth
OCEC IV Review -曹志強 - 100
OCEC Review -曹志強 - 100

8329 BOOKS
YUNYI
Phone: 972.998.2200



Conclusion

1724 Potomac Avenue, SE | BZA Case 21465



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



The request meets the specific criteria under E § 5201.



Office of Planning recommends approval of the requested relief.



Support of the ANC, adjacent neighbors, community, and the Office of Planning

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