



MEMORANDUM

TO: Board of Zoning Adjustment for the District of Columbia
FROM: Philip Y. A. Isaiah, Development Review Specialist
 MBR Maxine Brown-Roberts, Associate Director, Development Review
DATE: July 17, 2026
SUBJECT: BZA Case 21468: Request for special exception relief to permit an accessory building (shed larger than 50 sq. ft.) in a rear yard within the alley centerline setback.

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 § 901.2:

- The alley centerline rear yard requirements of Subtitle D § 5004.1(a) (7.5 feet required; N/A existing; 5 feet proposed)

II. LOCATION AND SITE DESCRIPTION

Address:	5020 Belt Road, NW
Applicants:	Kevin Alonzo and Jane Luxner
Legal Description:	Square 1756, Lot 0844
Ward / ANC:	Ward 3 / ANC 3E
Zone:	R-1B, Low Density Residential
Historic Districts:	N/A
Lot Characteristics:	The 2,086 square foot irregularly-shaped interior lot is located on Belt Road NW between Fessenden and Garrison Streets NW. Two 10-foot alleys adjoin the lot along the southern side lot line and the rear lot lines.
Existing Development:	The property is developed with a two-story, brick sided, single family detached dwelling. The rear yard is enclosed by a board-on-board fence with no vehicular access from the alley. A mature tree is located approximately 15 feet from the rear lot line.
Adjacent Properties:	All adjacent properties also contain single family, detached dwellings also zoned R-1B. Many of the properties also contain detached buildings in the rear yards.
Surrounding Neighborhood Character:	The surrounding neighborhood contains larger single family detached and semi-detached dwellings on various sized parcels.

Board of Zoning Adjustment

District of Columbia

CASE NO. 21468

EXHIBIT NO. 21

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Kevin Alonzo
5020 Belt Rd
Washington DC 20016
Q11815567-11776013



Wall D



Wall A

Wall C

Wall B

Base Details/Permit Details

Building Size & Style
Premier Classic Ranch - 10' wide by 8' long
Door
4' x 6'2" Single Shed Door, Left Hinge Placement, Security Package, Drip Cap
Paint Selection
Base: Smoky Slate, Trim: Smoky Slate, Accent (Doors): Smoky Slate
Customer to apply 2nd coat
Roof Selection
Weathered Wood Dimensional Premium Shingle
Drip Edge
Brown
 Is a permit required for this job?
Yes
 Who is pulling the permit?
Tuff Shed

Optional Details

Doors
4' x 6'2" Single Shed Door, Left Hinge Placement, Security Package, Drip Cap
Walls
257 Sq Ft House Wrap
Floor and Foundation
4 Ea Shed Anchor Into Dirt - Auger or MR88
Interior
20 Lin Ft Shelving - 12" deep
Vents
2 Ea 16"x8" Wall Vent - Brown

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?
Yes
 Is there a power outlet within 100 feet of installation location?
Yes
 The building location must be level to properly install the building. How level is the install location?
Within 5"-8" of level
 Will there be 18" of unobstructed workspace around the perimeter of all four walls?
No
 Can the installers park their pickup truck & trailer within approximately 200' of your installation site?
Yes
 Substrate Shed will be installed on?
Anchored to Concrete with Shed Floor

Board of Zoning Adjustment
District of Columbia
CASE NO. 21468
EXHIBIT NO. 21



ADVISORY NEIGHBORHOOD COMMISSION 3E
TENLEYTOWN AMERICAN UNIVERSITY PARK FRIENDSHIP HEIGHTS
c/o Lisner-Louise-Dickson-Hurt Home 5425 Western Avenue, NW Washington, DC 20015
www.anc3e.org

RESOLUTION OF SUPPORT BZA #21468, 5020 Belt Road, NW

WHEREAS:

1. The owners of the property at 5020 Belt Road NW seek to add a 10 foot by 10 foot shed to their backyard.
2. The proposed shed would necessitate relief from rear yard requirements.
3. The owners have a small lot and to move the shed to a spot in the yard that would not necessitate zoning relief would necessitate cutting down a mature Japanese maple tree.
4. The applicants have secured letters of support or non-opposition from their nearby neighbors and are unaware of any opposition to the project.
5. We are aware of no evidence that the project would unduly burden neighboring properties.
6. The proposed addition does not appear to be out of character with the neighborhood.
7. Because the shed would be placed within the footprint of an existing stone patio, the project would not result in a loss of permeable space.

NOW THEREFORE BE IT RESOLVED:

1. In light of the foregoing, ANC 3E supports the above-referenced application.

The resolution passed by a vote of 0-0-0 at a properly noticed meeting held on July 21, 2026, at which a quorum was present, with Commissioners Bender, Cohen, Gianinno, Graff, Hall, Mitchell, and Quinn in attendance.

Statement of Support / Non-Opposition

Property: 5020 Belt Rd NW, Washington, DC 20016

Project: 10' x 10' Wood Storage Shed

To: ANC 3E and the DC Board of Zoning Adjustment

Neighbor Information:

Name(s): Ellen Kaprowski

Address: 4009 Fessenden St NW

I am a neighbor of Kevin Alonzo at 5020 Belt Rd. Kevin has shared his plans to install a 10' x 10' wooden storage shed in his rear yard. I understand he is seeking a variance/special exception regarding the alley setback requirement allowing him to preserve a mature Japanese maple tree and maintain his backyard's functionality.

I have reviewed the proposed location and design (a high-quality wood structure). I believe it will be an aesthetic improvement over the current temporary storage and will not negatively impact my light, air, privacy, or use of the alley.

Please check one:

☐ I SUPPORT the requested variance.

☒ I HAVE NO OBJECTION to the requested variance.

Signature:  **Date:** 2/11/26

Statement of Support / Non-Opposition

Property: 5020 Belt Rd NW, Washington, DC 20016

Project: 10' x 10' Wood Storage Shed

To: ANC 3E and the DC Board of Zoning Adjustment

Neighbor Information:

Name(s): Ramdane ABDOUN

Address: 5015, 41st Street. N.W.

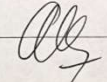
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Signature:  **Date:** 02/12/26

Statement of Support / Non-Opposition

Property: 5020 Belt Rd NW, Washington, DC 20016

Project: 10' x 10' Wood Storage Shed

To: ANC 3E and the DC Board of Zoning Adjustment

Neighbor Information:

Name(s): Patricia Huggins/Matthew Huggins

Address: 5024 Belt Rd. NW WDC 20016

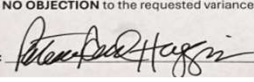
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Signature:  **Date:** 2/12/26

Statement of Support / Non-Opposition

Property: 5020 Belt Rd NW, Washington, DC 20016

Project: 10' x 10' Wood Storage Shed

To: ANC 3E and the DC Board of Zoning Adjustment

Neighbor Information:

Name(s): Jason Chung
Address: 4005 Fessenden St, NW 20016

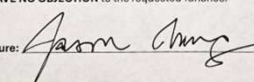
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Please check one:

☒ I SUPPORT the requested variance.

☐ I HAVE NO OBJECTION to the requested variance.

Signature:  **Date:** 02/16/2026

Statement of Support / Non-Opposition

Property: 5020 Belt Rd NW, Washington, DC 20016

Project: 10' x 10' Wood Storage Shed

To: ANC 3E and the DC Board of Zoning Adjustment

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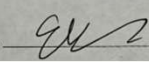
Name(s): Elizabeth Haines

Address: 4007 Fessenden St NW

I am a neighbor of Kevin Alonzo at 5020 Belt Rd. Kevin has shared his plans to install a 10' x 10' wooden storage shed in his rear yard. I understand he is seeking a variance/special exception regarding the alley setback requirement specifically to preserve a mature Japanese maple tree and maintain his backyard's functionality.

I have reviewed the proposed location and design (a high-quality wood structure). I believe it will be an aesthetic improvement over the current temporary storage and will not negatively impact my light, air, privacy, or use of the alley.

Please check one: ☐ I SUPPORT the requested variance. ☒ I HAVE NO OBJECTION to the requested variance.

Signature:  **Date:** 2/15/26

