

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: *JM* Joshua Mitchum, Development Review Specialist
Maxine Brown-Roberts, Associate Director, Development Review

DATE: July 3, 2026

SUBJECT: BZA Case 21469: Request for special exception relief to construct a side yard addition to an existing, semidetached, four-story principal dwelling unit in the R-3/GT 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:

- **Lot Occupancy, D § 210.1** (60% max. required; 53.2% existing; 64.9% proposed)

At this time, OP **does not have sufficient information** to offer a recommendation for the following special exception pursuant to Subtitle D § 5201 and Subtitle X § 901:

- **Pervious Surface, D § 211.1** (20% min. required; 23% existing; 13% proposed)

As discussed further below in this report, the Applicant has not provided adequate reasoning as to why the special exception relief, if granted, would not adversely affect the use of neighboring properties in accordance with Subtitle X § 901.

II. LOCATION AND SITE DESCRIPTION

Address:	1409 30 th Street NW
Applicants:	Julie Chon & Cyril Doussau de Bazignan c/o Martin Sullivan
Legal Description:	Square 1258, Lot 0823
Ward / ANC:	Ward 2 / ANC 2E
Zone:	R-3/GT, Georgetown Residential House Zones
Historic Districts:	Georgetown Historic District
Lot Characteristics:	The 2,163 square foot interior lot is irregular in shape and has 42.88 feet of frontage along 30 th Street NW.
Existing Development:	The lot is currently improved with a four-story, single-family row dwelling. There is also a large open court on the southern side of the dwelling.
Adjacent Properties:	The lot is bounded to the north, south, east, and west by attached and semidetached residential uses in the R-3/GT Zone.

Surrounding Neighborhood Character:	The surrounding neighborhood is characterized by attached and semidetached historic dwellings.
Proposed Development:	The Applicant proposes to construct a one-story addition in the location of the existing open court on the southern side of the dwelling.

III. ZONING REQUIREMENTS AND RELIEF REQUESTED

R-3/GT Zone	Regulation	Existing	Proposed	Relief
Lot Width (Row) D § 202	20 ft. min.	42.88 ft.	No change	None requested
Lot Area (Row) D § 202	2,000 sq. ft. min.	2,163 sq. ft.	No change	None requested
Height D § 1101	40 ft. max. 3 stories max.	42.66 ft.	No change	None requested (Existing nonconformity)
Front Setback D § 1103	Consistent with at least one adjacent property on either side	Consistent with at least one adjacent property on either side	No change	None requested
Rear Yard D § 207	20 ft. min.	0 ft.	No change	None requested (Existing nonconformity)
Side Yard D § 207 D § 1104	5 ft. min. in one side yard	Not given	5 ft.	None requested
Lot Occupancy (Row) D § 210	60% max. by right 70% max by Sp. Ex.	53.2%	64.9%	Special Exception requested
Pervious Surface D § 211	20% min.	23%	13%	Special Exception requested
Parking C § 701	1 space per dwelling principal unit min.	Not given	No change	None requested

IV. OFFICE OF PLANNING ANALYSIS

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:

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

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	

The Applicant is requesting special exception relief from the lot occupancy requirements of D § 210.1.

(b) Yards, including alley centerline setback; and

(c) Pervious surface.

The Applicant is requesting special exception relief from the pervious surface requirements of D § 211.1.

5201.2 Inapplicable to the subject application.

5201.3 Inapplicable to the subject application.

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 proposed addition should not unduly affect the light and air available to neighboring properties. The proposed addition would be a one-story, ground floor addition, so due to its scale relative to the principal structure, it would not have a significant impact on the neighboring properties' light and air.

The proposed deviation from minimum pervious surface requirements would not affect

the light and air available to neighboring properties.

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

The proposed addition should not unduly compromise the privacy of use and enjoyment of neighboring properties. The addition does not feature any windows that would face directly into an adjacent property. Furthermore, the addition would be screened by a combination of existing and proposed privacy fences and walls.

The proposed deviation from minimum pervious surface requirements would not affect the privacy and use 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 proposed addition, together with the original structure, would not substantially visually intrude upon the character, scale, pattern of houses along 30th Street NW. The proposed addition would be minimally visible from 30th Street, with the Applicant's renderings depicting only a small portion of the addition's roof being visible from public ways.

- (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.*

As part of their application, the Applicant has submitted plans, photographs, and elevation/section drawings that sufficiently represent the relationship of the proposed addition to adjacent buildings and views from public ways.

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 has communicated to the Applicant that it would be possible to eliminate or reduce the need for pervious surface relief if pervious surface treatments such as vegetated roofs, planters, or permeable pavers were utilized, as noted in Subtitle C § 502.1.

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 Applicant has not requested special exception relief that would permit the introduction or expansion of a nonconforming use, lot occupancy beyond what is authorized in this section, height, or number of stories.

Subtitle X § 901 SPECIAL EXCEPTION REVIEW STANDARDS

901.2 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 special exceptions, if granted, would be in harmony with the purpose and intent of the Zoning Regulations and Zoning Maps. The subject property is located within the R-3/GT Zone, which is intended to permit attached row homes on smaller-sized lots and protect the integrity of contributing historic buildings. The proposed special exceptions would not compromise the ability of the subject property to continue to function as a single-family row dwelling.

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

As shown above, the proposed addition should not adversely affect the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps.

However, OP has concerns regarding the requested pervious surface relief. The existing and proposed floor plans submitted by the Applicant (Exhibit 6A1) show a potential for stormwater runoff issues in the right side of the property. In the burden of proof submitted as Exhibit 8, the Applicant has not provided adequate reasoning as to why their request for pervious surface relief would not adversely affect the use of neighboring property.

V. COMMENTS FROM OTHER DISTRICT AGENCIES

As of the filing of this report, comments from other District agencies have not been received.

VI. ADVISORY NEIGHBORHOOD COMMISSION

At Exhibit 18 is a report from ANC 2E in support of the subject application.

VII. COMMUNITY COMMENTS

As of the filing of the report, comments from the community have not been submitted to the record.

Attachment: Location Map

Location Map

