

1226 F Street, NE

Washington, D.C. 20002 | Square 1006, Lot 26

BZA CASE NO. 21475

Zone: RF-1

ANC: 6A

Applicant: Barry Rodgers

APPLICANT'S TEAM

Barry Rodgers | Owner

Enrico Villaroman | Architectural Designer

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

September 2026



The Project at a Glance

- The existing building at 1226 F Street NE is a two-story, purpose-built 4-unit apartment on a 1,973 sq. ft. corner lot (RF-1 zone).
- The owner intends to add a 3rd story, which is permitted by right up to 60% lot occupancy, to expand 2 upper-level units into two-level units.
- No new apartment units being added.
- To provide privacy for nearby residential properties, the rooftop recreation space includes privacy screening elements, along every edge that abuts residential use.
- The building's proposed height is under 32 feet.



4 Units

No change

3 Stories

After addition

70%

Lot occupancy, 3rd fl.

Rear Yard

Maintained

1226 F Street, NE — RF-1 Zone

Existing and Proposed Use

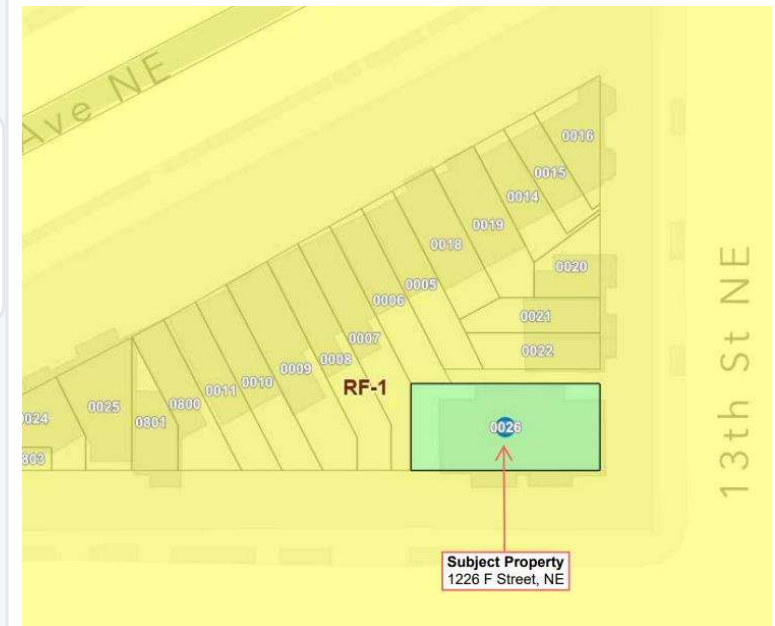
2-story, 4-unit apartment building to be renovated to a 3-story, 4-unit apartment building.

Zoning Details

The Building has an existing nonconforming lot occupancy on floors 1 and 2 of 82%. The Addition will have a lot occupancy of 70% and will maintain the rear yard setback of 1 foot.

Requested Relief

(i) Special exception relief from the lot occupancy requirements of Subtitle E-210 and (ii) the rear yard requirements of Subtitle E-207.1. The Rear yard relief is needed only for the addition of stairwells to the roof, for the portion of the building that did not yet exist in 1958. Section E-207.3 Allows encroachments into the rear yard setback on top of portions of a building that existed in that footprint as of 1958.







Subject Property
1226 F Street, NE



Subject Property
1226 F Street, NE

1300 F Street, NE

1302 F Street, NE

1304 F Street, NE



Across F Street

Two Areas of Relief Requested

1

Lot Occupancy

E § 210

The Building has an existing nonconforming lot occupancy on floors 1 and 2 of 82%. The Addition (floor 3) will have a lot occupancy of 70%, requiring special exception relief from the lot occupancy requirements of Subtitle E-210. Relief per E § 5201.

2

Rear Yard

E § 207.1

The Building has an existing nonconforming rear yard of 1 foot. The Addition will maintain the rear yard setback of 1 foot. Part of this renovation included adding a stairway up to the roof from the second floor, and this is the only portion that requires rear yard relief, as the 3rd-story addition is Otherwise entirely on top of the building footprint that existed in 1958. Relief per E § 5201.

Office of Planning Recommendation

OP Report, Exhibit No. 41 — Dated September 3, 2026

✓ OP RECOMMENDS APPROVAL of both special exceptions

“the shadows cast should not have significant impacts on adjacent properties year-round. Therefore, granting the special exceptions should not have undue or excessive impacts on light and air for neighboring properties”

“The building does not directly abut another building and has over a 9-foot side yard to the west, and properties along Maryland Avenue, NE have rear yards, which, collectively, should provide adequate separation. The applicant proposes additional privacy screening on the rooftop terrace, which should increase privacy for the neighboring properties.”

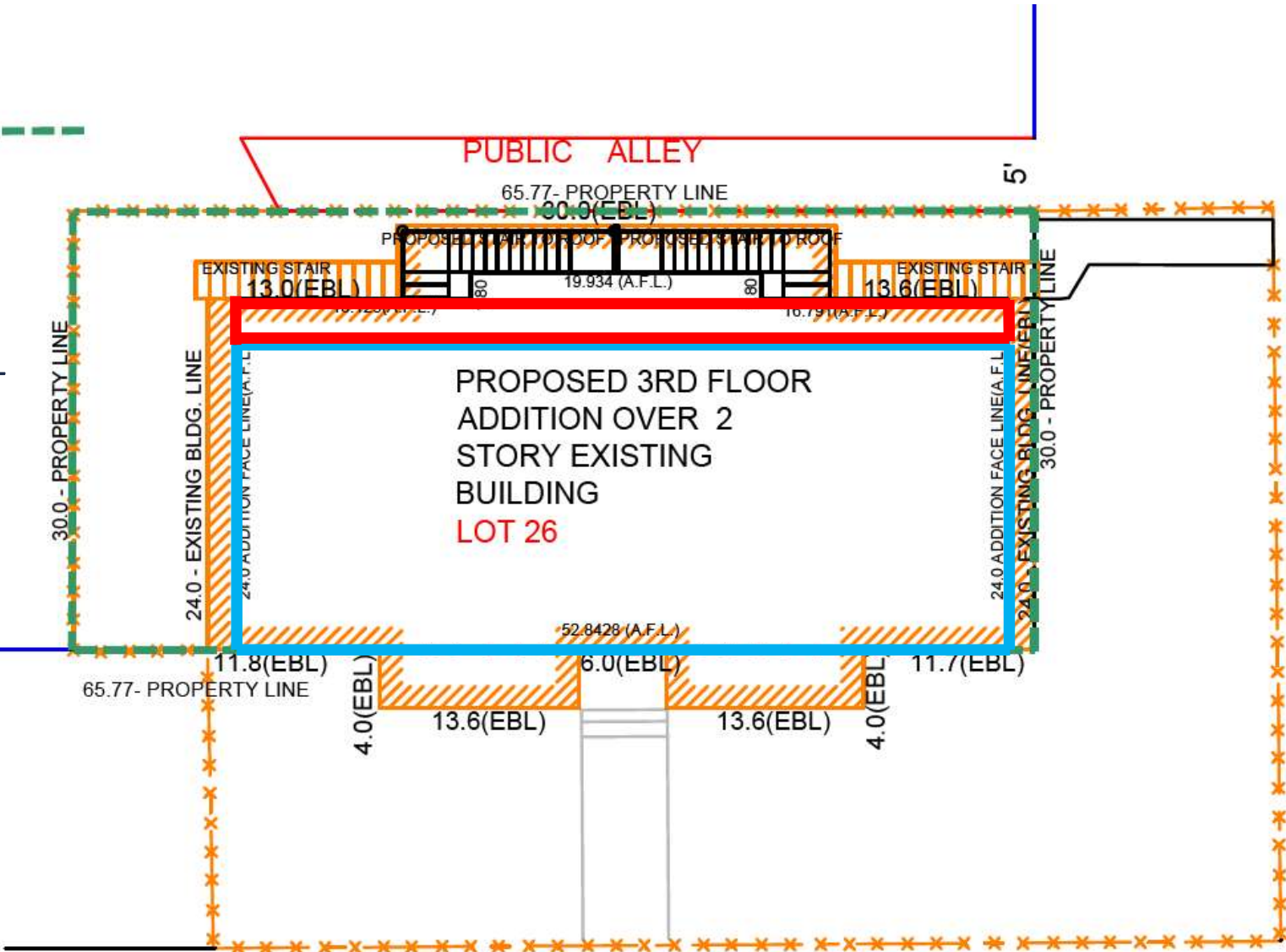
“The third floor should not conflict with or detract from the general pattern of development of housing in the surrounding area, as there are buildings of varying heights, density, design, and number of units.”

LEGEND SYMBOL:

PROPERTY LINE - - - - -

**Matter of Right
Addition – 60%
Lot Occupancy**

**Area of Relief –
197.3 sq. ft.
(52.90 x 3.73)**



Community Outreach & ANC Engagement

Summary of Outreach

- The Applicant has prioritized community outreach and engaged with various community members and groups to discuss the Application and address concerns.
- The Applicant provided additional notice of the Application to neighbors via mailed notices directly to abutting/nearby properties on **June 16**.
- The Applicant and Applicant's Counsel attended ANC 6A's Zoning Committee meetings on June 17 *and* July 15.
- Applicant's counsel engaged directly with Ms. Grifka regarding the proposed plans and identified concerns. The plans were revised to include privacy enhancing elements, based on her stated concerns.
- The Applicant met with the Capitol Hill Restoration Society on July 8.
- The Applicant and Applicant's Counsel hosted a Zoom meeting with nearby neighbors on August 18 to further discuss concerns. Notice of the meeting was provided via a mailed notice and email and was attended by key neighbors participating in this case. At this meeting, it was made clear to the Applicant that the only thing the attendees would agree to, is if the Applicant did no expansion of the building at all.

Community Outreach & ANC Engagement Continued

- Applicant's counsel has been in communication with neighbors who oppose the Application via email and phone calls, including discussions concerning the current tenants and matters unrelated to the proposed zoning relief.
- The Applicant also attended ANC 6A's full meeting on September 10, at which it was presented no opportunity to speak about the Application.
- At the September 10 full ANC meeting, the Committee's recommendation regarding the Application was placed on the consent agenda and the Applicant nor Applicant's Counsel was permitted to present the Application to the full ANC.
- The ANC has based its position on the fact that there was no "Agreement" between the Applicant and the community. However, as noted, the Community's sole demand was that there be no expansion at all, even if it was matter-of-right.
- The Applicant is instead seeking limited relief from the BZA, which equates to 3.73 feet of additional building going east to west along the existing building.
- The proposed renovation will also address the building's significant need for improvements to provide safer and better-quality housing for its residents.
- The ANC's subsequent resolution contains material inaccuracies regarding the Applicant's community outreach, including the assertion that no contact had been attempted with neighbors prior to the July 15 meeting.

Third Floor - Additional 10% Building Area — Meeting the Standards

Lot Occupancy and Rear Yard — Special Exception Criteria Analysis

§ 901.2(a) Harmony	Consistent with the intent of the RF-1 zone in terms of use and scale, as it increases livable space within the existing apartment building without increasing the number of units. Maintains the existing rear yard. The requested 70% lot occupancy for the third floor is within the amount permitted through special exception.
§ 901.2(b) No Adverse Effect	The addition generally complies with RF-1 development requirements and is consistent with the character of the surrounding area. It will not adversely affect the use of neighboring properties as noted below.
§ 5201.4(a) Light & Air	Building height is safely within permitted height and the Addition does not expand the building footprint. The shadow study indicates some additional winter shadows, primarily on neighboring rooftops, but clearly not undue. This reflects the minor nature of a 3.73 ft. addition along the rear of the proposed addition. Note that the Applicant could have presented this 3.73 feet as being added at the front of the Addition, rather than the rear.
§ 5201.4(b) Privacy	Adequate separation exists and the Addition does not include rear-facing windows. Additional privacy screening on the rooftop terrace will further protect neighboring properties.
§ 5201.4(c) Visual Character	The project respects the RF-1 zone’s intent to preserve the residential character while allowing modest expansions. The Addition is consistent with similar developments in the area and will not result in an appearance that is substantially visually intrusive when viewed from F Street, 13th Street, the public alley, or neighboring properties

Before & After – Elevations

S|B

EXISTING



PROPOSED



Before & After – Elevations

S|B

EXISTING



PROPOSED



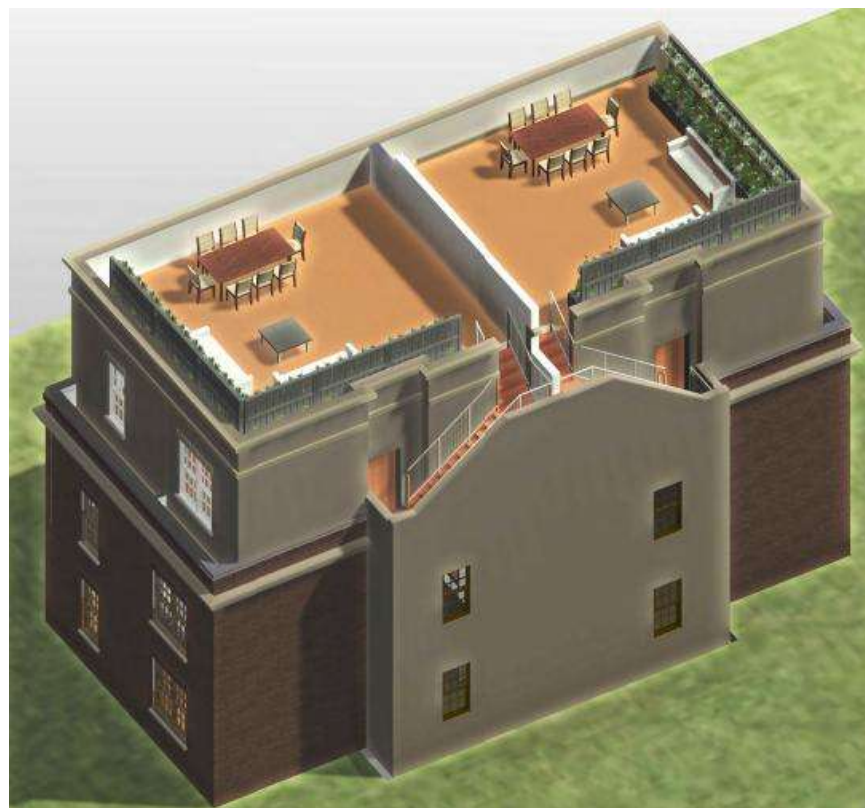
Before & After – Elevations

S|B

EXISTING

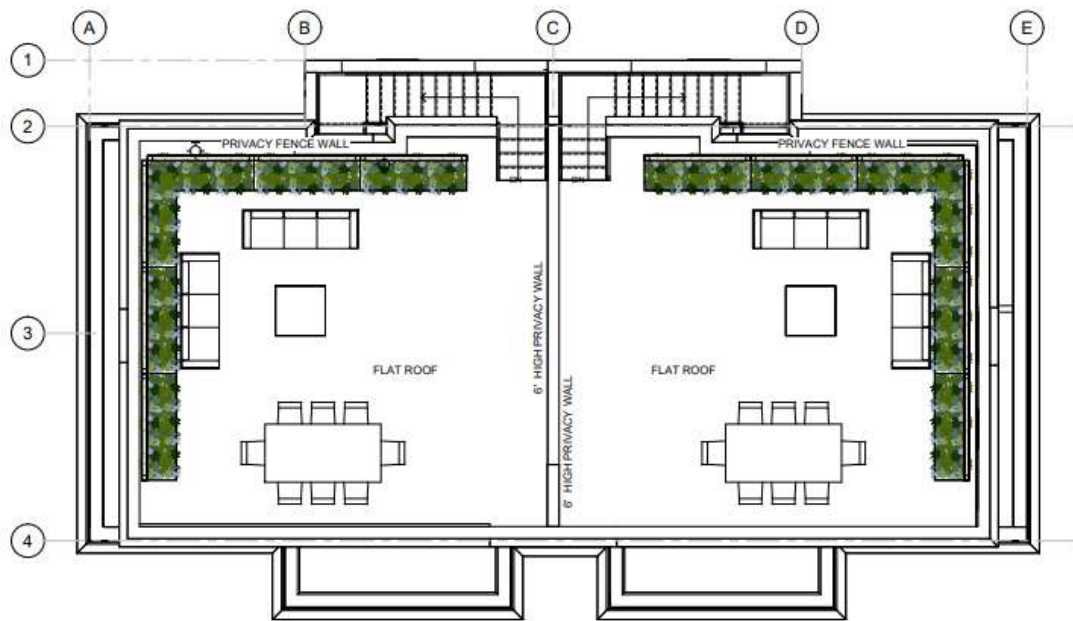


PROPOSED

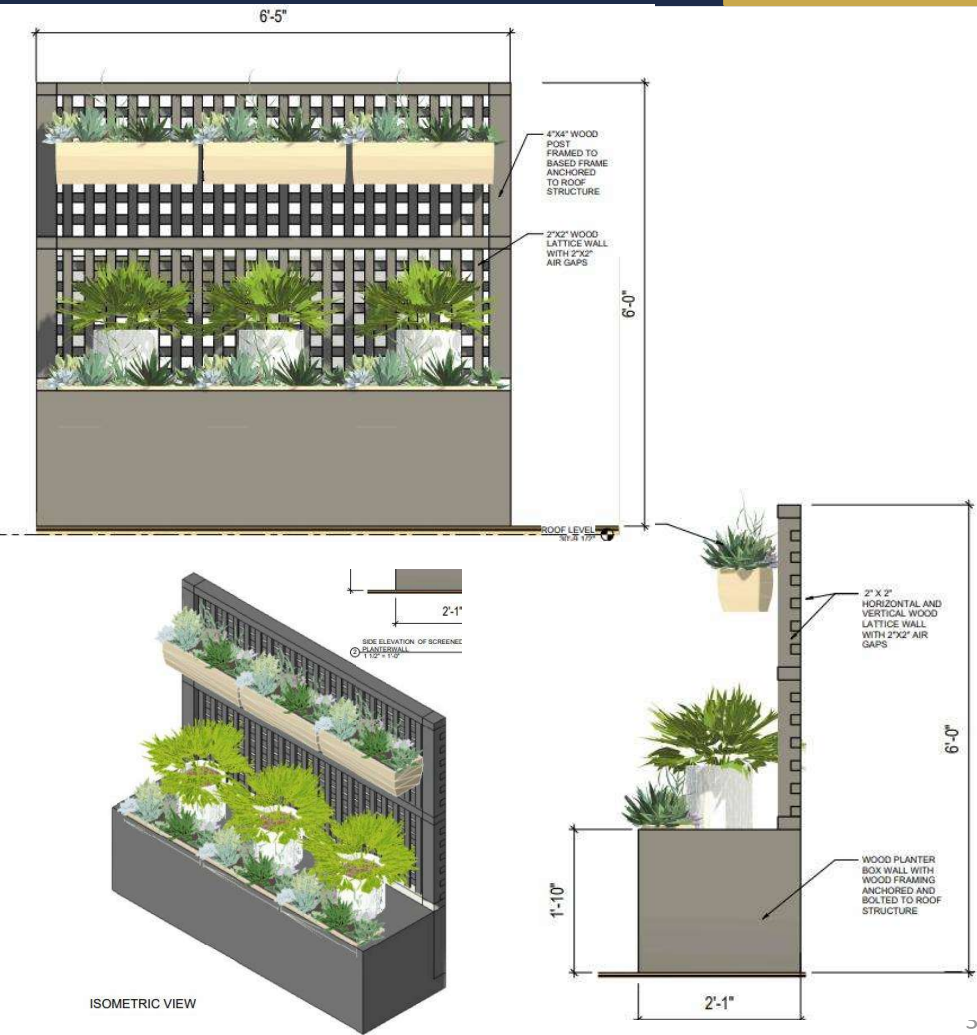


Privacy Screening

S|B



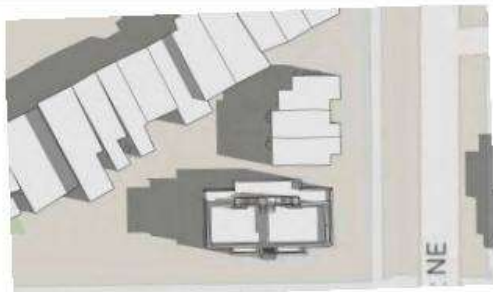
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1/4" = 1'-0"



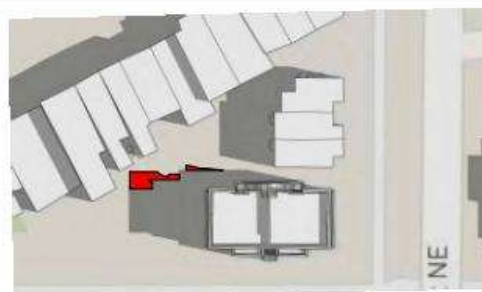
ISOMETRIC VIEW

Shadow Studies

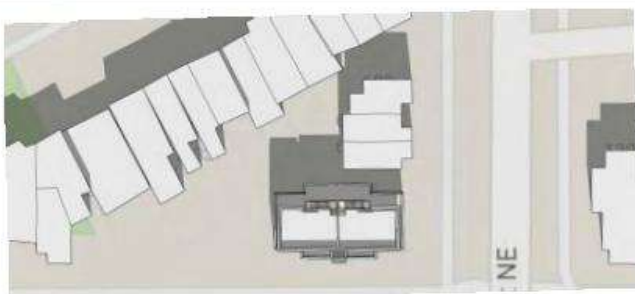
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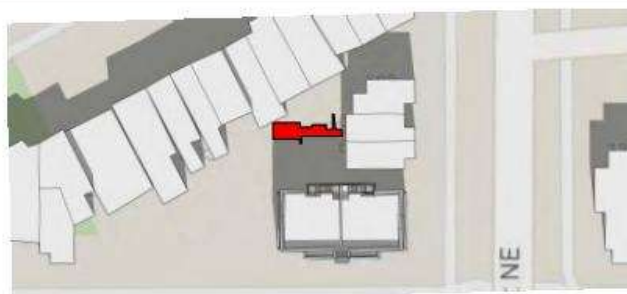
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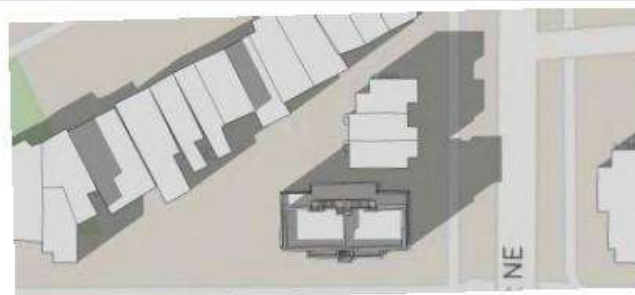
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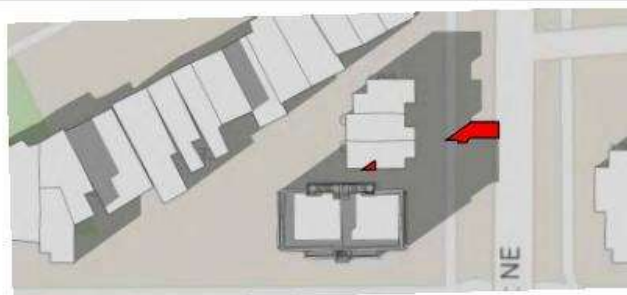
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2.2 **VE PROPOSED, MAR 20 - 12PM**



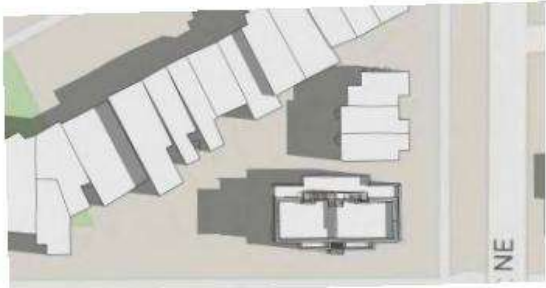
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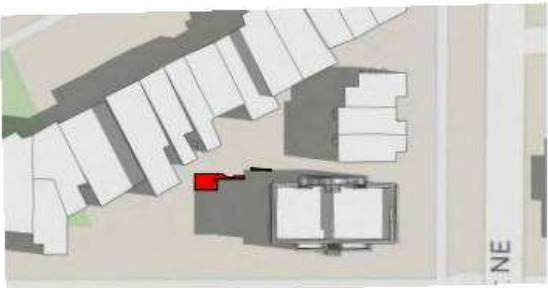
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Shadow Studies

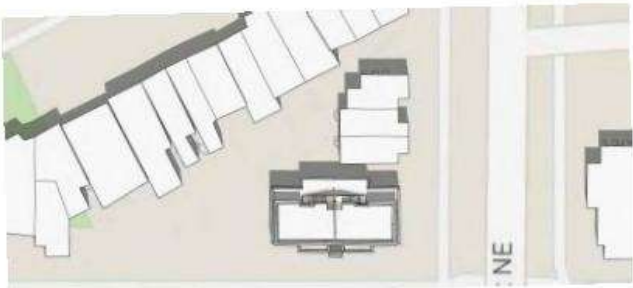
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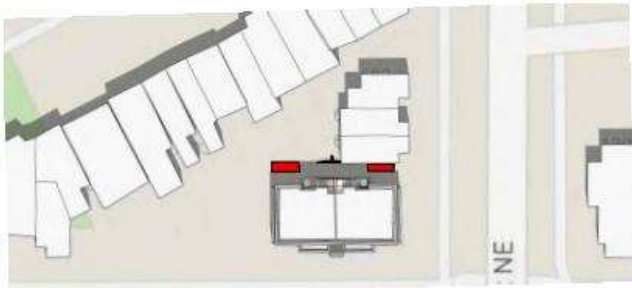
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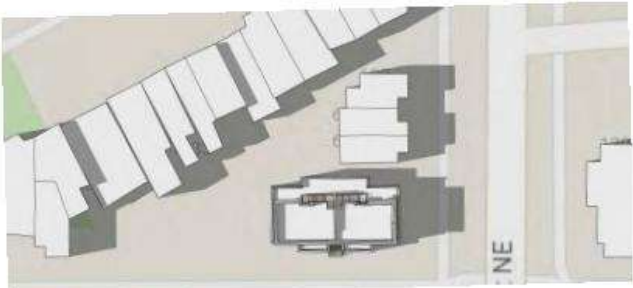
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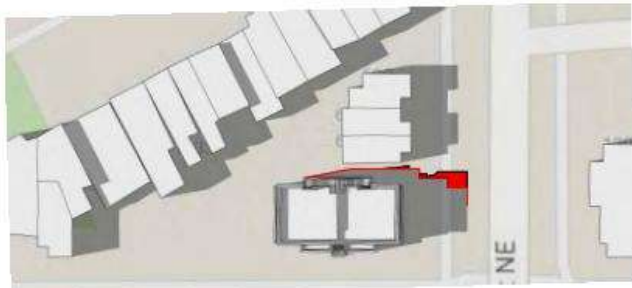
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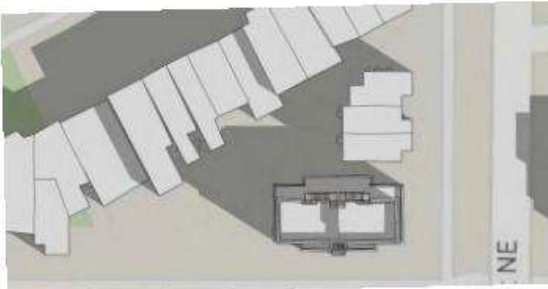
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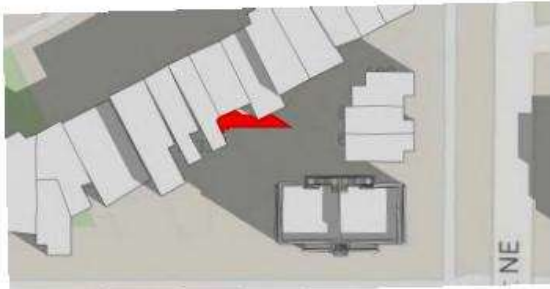
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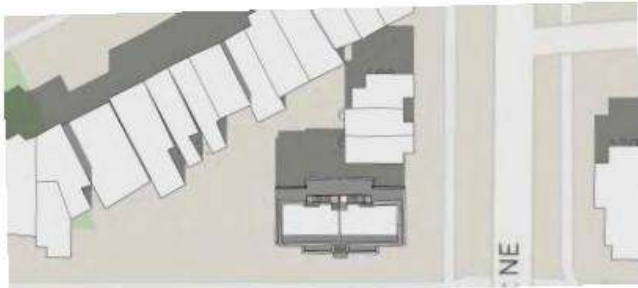
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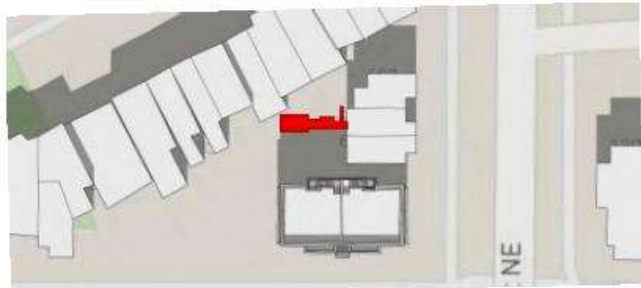
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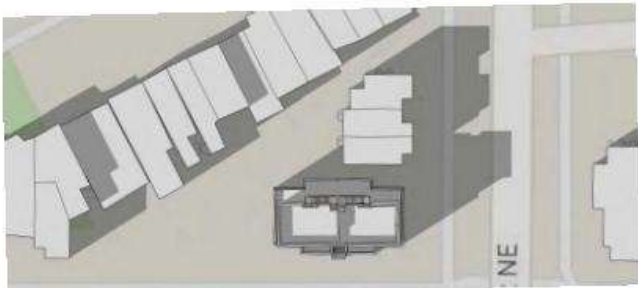
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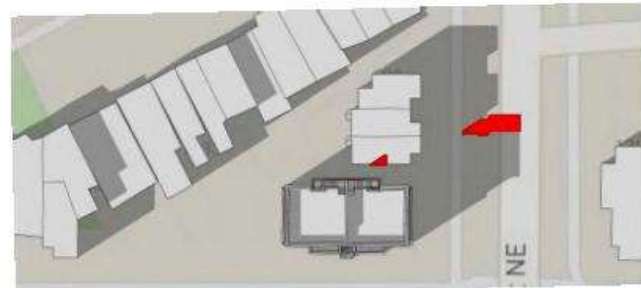
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1"=20'0"



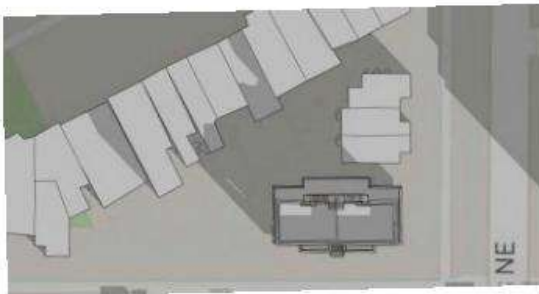
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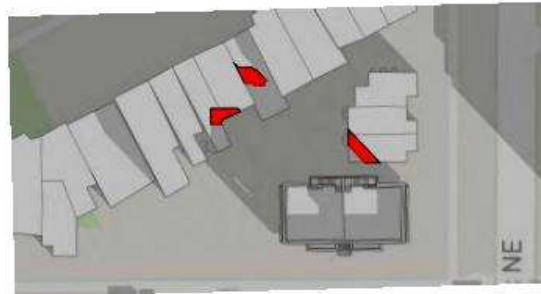
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1"=20'0"

Shadow Studies

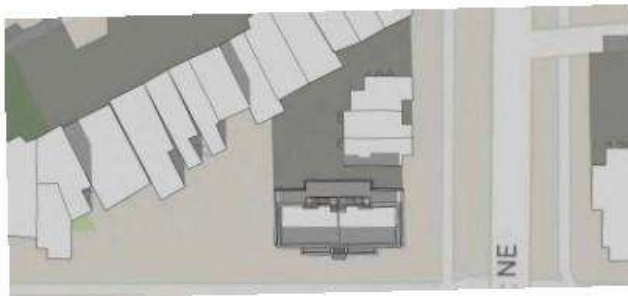
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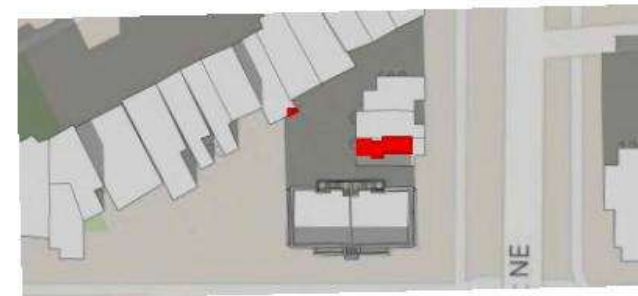
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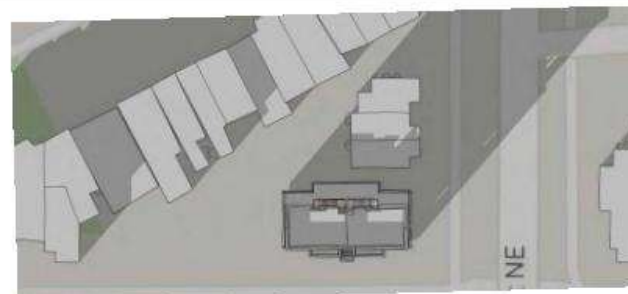
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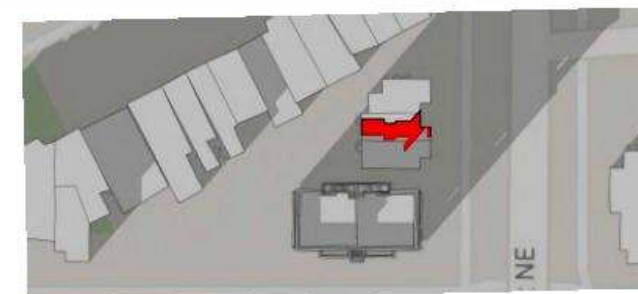
2.1 MATTER OF RIGHT DEC 21 - 12PM
1"=20'



2.2 PROPOSED DEC 21 - 12PM
1"=20'



3.1 MATTER OF RIGHT DEC 21 - 3PM
1"=20'



3.2 PROPOSED DEC 21 - 3PM
1"=20'

Conclusion

1226 F Street, NE | BZA Case 21475



Both special exceptions satisfy Subtitle X § 901.2 — harmony with the Regulations and no adverse effect on neighboring properties.



Each request safely meets the specific criteria under E § 5201.



Office of Planning recommends approval of all requested relief.



No additional density, the Addition is smaller than the existing footprint, below the 35 ft. height limit, no north facing windows, privacy screening on the rooftop terrace, no further encroachment into the rear yard.

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