

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Philip Bradford, AICP, Development Review Specialist
MBR Maxine Brown-Roberts, Associate Director, Development Review

DATE: July 2, 2026

SUBJECT: BZA Case 21479: Request for special exception relief to allow a rear porch addition to an existing semi-detached, two-story plus basement principal dwelling unit.

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:

- Rear Yard, D § 207.1 (25 ft. required, 23.5 ft. existing; 14 ft. proposed); and
- Lot Occupancy, D § 210.1 (40 % max. permitted; 50% max by special exception; 37.2 % existing; 44.03% proposed)

II. LOCATION AND SITE DESCRIPTION

Address:	3619 Everett Street, NW
Applicants:	Cheryl O'Neill and Matthew Bell
Legal Description:	Square 1983, Lot 0032
Ward / ANC:	Ward 3 / ANC 3F
Zone:	R-1B
Historic Districts:	None
Lot Characteristics:	Rectangular lot 84 ft. deep with 31.5 ft. in width, with a 16 ft. public alley located at the rear of the lot.
Existing Development:	Two-story, semi-detached, single-unit dwelling with basement.
Adjacent Properties:	Low-density single-family row, semi-detached, and detached dwellings, religious institutions, and Engine Company 31.
Surrounding Neighborhood Character:	Residential low to moderate density, transitioning to moderate density mixed use development in the MU-3A and RA-4 zones along nearby Connecticut Avenue, NW.
Proposed Development:	The applicant proposes a new rear porch on the existing semi-detached dwelling.

III. ZONING REQUIREMENTS and RELIEF REQUESTED

R Zone	Regulation	Existing	Proposed	Relief
Lot Width D § 202 (302)	50 ft. min.	31.5 ft.	No change	None requested
Lot Area D § 202	5,000 sq. ft. min.	2,646 sq. ft.	No change	None requested
Height D § 203	40 ft. max.	32 ft.	No change	None requested
Front Setback D § 206	Within range of existing buildings on block.	15 ft.	No change	None requested
Rear Yard D § 207	25 ft. min.	23.5 ft.	14 ft.	Special Exception Requested
Side Yard D § 207	8 ft. min.	6.5 ft.	No change	None requested
Lot Occupancy D § 210	40% max. by right 50% max by sp. ex.	37.2 %.	44.03%	Special Exception Requested
Parking C § 701	1 min.	1	1	None requested

IV. OP 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	

(b) *Yards, including alley centerline setback; and*

(c) *Pervious surface.*

The applicant has requested special exception relief from the lot occupancy and rear yard requirements.

5201.2 & 5201.3 not relevant to this 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 light and air available to neighboring properties shall not be unduly affected with the addition of the covered screened porch on the main level of the existing dwelling. While a small additional shadow will be cast on adjacent properties, the impact would be minor.

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

The proposed rear porch maintains the side yards and overlooks the rear yard of the subject property. While it would allow views onto adjacent properties, there are adjacent existing decks that look onto the subject property. Therefore, there shall not be an undue impact to 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 proposed porch faces the rear alley which is the only public way that will have any views of the porch. It should not visually intrude upon the character, scale and pattern of houses along the alley frontage. [Exhibit 3](#) shows that there are numerous similar rear decks and patios within the row of semi-detached dwellings along the alley that are similar to the one proposed by the applicant.

(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.

The applicant has provided plans, photographs, elevations, and section drawings to represent the relationship of the proposed porch addition to the adjacent buildings and views from the public alley at the rear of the subject property.

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 any special treatment for the requested 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.

If granted, these special exceptions would not permit the introduction or expansion of a nonconforming use. The proposed increase in lot occupancy is within the maximum of 50% as authorized in this section. The requested rear yard and lot occupancy relief should not compromise the subject property to continue existing as a single unit, semi-detached dwelling.

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 and lot occupancy special exceptions, 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 lot occupancy and rear yard 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-unit residential semi-detached dwelling.

- (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.

V. OTHER DISTRICT AGENCIES

At the writing of this report no comments from any District agencies have been submitted to the record.

VI. ADVISORY NEIGHBORHOOD COMMISSION

At the writing of this report no comments from ANC 3F have been submitted to the record.

VII. COMMUNITY COMMENTS

At the writing of this report no comments from members of the community have been submitted to the record.

Location Map:

