

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Karen Thomas, Case Manager
MBR
 Maxine Brown Roberts, Associate Director, Development Review

DATE: August 26, 2026

SUBJECT: BZA Case 21480: Request for special exception relief to allow construction of a one-story accessory garage with a roof deck at 1808 Kilbourne Place, NW.

I. RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception pursuant to Subtitle E § 5201 and Subtitle X § 901:

- E § 210 Lot Occupancy (60 % max., 70% by SE permitted; 51.8% existing; 69.1% proposed).

II. LOCATION AND SITE DESCRIPTION

Address:	1808 Kilbourne Place, NW
Applicant:	Julia Oliver and Ian Hoffman
Legal Description:	Square 2599, Lot 66
Ward / ANC:	Ward 1; ANC 1D01
Zone:	RF-1
Historic Districts	Mount Pleasant Historic District
Lot Characteristics:	The rectangular lot is an interior lot, with a lower grade at the rear than the street frontage, as shown in photos provided by the Applicant, which demonstrate the grade changes. See Exhibit 11 .
Existing Development:	The property is developed with a two-story row dwelling that includes a basement and a small above-grade deck off the rear main level. A single parking space is located off the alley, approximately six feet below the elevation of the rear yard.
Adjacent Properties:	Adjacent properties are developed with two-story row dwellings similar to the subject property, and several include rear accessory structures that abut the 20-foot-wide alley.
Surrounding Neighborhood Character:	The neighborhood is developed with two-story, row dwellings and some small apartment buildings characteristic of the Mount Pleasant District, and RF-1 zone.

Proposed Development:	The Applicant proposes to remove the existing parking pad and construct a larger two-car garage with a roof deck above. The roof deck would be located below the elevation of the front grade and the main level of the house, and approximately four feet above the rear yard. The proposed garage would occupy the same general rear-yard location as other alley-facing accessory structures along the block, while providing enclosed parking and usable outdoor space atop the structure.
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III. ZONING REQUIREMENTS and RELIEF REQUESTED

RF-1 Zone	Regulation	Existing	Proposed ¹	Relief:
Density E § 201	2 principal units max.	1 principal unit	No Change	None required
Lot Width E § 202	18 ft. min.	21 ft.	No Change	None required
Lot Area E § 202	1,800 sq. ft. min.	2,205 sq. ft.	No Change	None required
Height E § 203	35 ft. max.	33.7 ft.	No Change	None required
Rear Yard E § 207	20 ft. min.	54 ft.	32 ft.	None required
Side Yard E § 208	None required, but 5 ft. min. if provided	N/A	N/A	N/A
Lot Occupancy E § 210 ser	60% max. 70% by SE	51.8%	69.1%	Relief requested
Parking C § 701	1 space required	1 existing	2 spaces	None required

IV. OP ANALYSIS

The Applicant requests relief from the lot occupancy requirement of E § 210 pursuant to E §5201 to construct a new two-car accessory garage with a roof deck above, replacing the existing rear parking pad. The proposed garage would be located at the rear of the lot, accessed from the 20-foot-wide alley, and the roof deck would sit below the elevation of the front grade and main level of the dwelling, and approximately four feet above the rear yard. The garage would measure 380 square feet with stairs occupying 77 square feet (Total = 457 square feet). ([Exhibit 13 Sheet 001](#))

Recent text amendments approved under ZC 25-12 for accessory structures in the RF-1 is as follows:

Subtitle E § 5003 MAXIMUM BUILDING AREA

5003.1 The maximum building area for an accessory building in an RF zone shall be an area equal to the greater of thirty percent (30%) of the required rear yard or five hundred and fifty square feet (550 sq. ft.)

The required rear yard for the property is twenty feet, and the proposed garage would not encroach into this required rear yard. According to the plans, the actual rear yard depth would measure thirty-two feet, and the Applicant calculates the rear-yard area as 32 feet by 19 feet.

Under §5003.1, the maximum permitted building area for an accessory structure in the RF zone is the greater of thirty percent of the required rear yard or 550 square feet. Thirty percent of the required rear yard yields an allowable building area smaller than 550 square feet; therefore, the applicable maximum is 550 square feet.

The proposed garage would have a building area of 457 square feet, which is less than the 550-square-foot maximum and greater than thirty percent of the required rear yard, as permitted. Because the structure does not encroach into the required twenty-foot rear yard and its building area remains within the newly adopted limit, the proposal satisfies §5003.1 for accessory buildings in the RF-1 zone.

Subtitle E Chapter 5201 ADDITION TO A BUILDING OR ACCESSORY STRUCTURE

5201.1 For an addition to a principal residential building 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 up to a maximum of seventy percent (70%) for all new and existing structures on the lot;*
- (b) Yards, including alley centerline setback;*
- (c) Courts; and*
- (d) Pervious surface.*

The above is not relevant to this application as an accessory structure is proposed.

*5201.2 For a **new** or enlarged **accessory structure** to a residential building on a non-alley lot, the Board of Zoning Adjustment may grant relief from the following development standards 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 under Subtitle E § 5003** up to a maximum of seventy percent (70%) for all new and existing structures on the lot;*
- (b) Yards, including alley centerline setback;*
- (c) Courts; and*
- (d) Pervious surface.*

As demonstrated above, the proposed accessory structure would meet the requirements of Subtitle E § 5003. However, it would increase the existing lot occupancy from 51.8% to 69.1%. Therefore, lot occupancy relief is required.

5201.3 *For a new or enlarged building on an Alley Record Lot, the Board of Zoning Adjustment may grant relief from the following development standards as a special exception, subject to the provisions of this section and the general special exception criteria at Subtitle X, Chapter 9:*

- (a) *Yards, including alley centerline setback; and*
- (b) *Pervious surface.*

This requirement is not relevant to this application.

5201.4 *An applicant for special exception under this section shall demonstrate that the proposed addition, new building, or accessory structure shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:*

- (a) *The light and air available to neighboring properties shall not be unduly affected;*

The proposed garage would be one story in height and located at the rear of the lot, where the grade drops approximately six feet from the rear yard to the alley. Given its height, placement, and the presence of similar alley-facing accessory structures on adjacent lots, the project is not expected to result in an undue impact on the light or air available to neighboring properties. The proposed deck above the garage would be an open structure and would not interfere with light and air to the abutting properties.

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

The roof deck would be situated below the elevation of the dwelling's main level and below the front grade, reducing potential visibility into neighboring rear yards. The deck's height at approximately four feet above the rear yard would remain consistent with typical rear-yard accessory structures and is not anticipated to create adverse privacy impacts.

The elevation drawings on Sheet 4 of the Architectural Plans ([Exhibit 13](#)) show that the proposed deck would be well below the existing deck attached to the home. Privacy to homes across the 20-foot wide alley would also not be adversely impacted due to topography of the site and views into neighboring property would not be increased beyond what exists from the rear deck attached to the home which is six feet above grade. The rear yard's privacy fencing would continue to maintain a measure of privacy afforded to the abutting homes. Therefore, privacy to neighboring properties would not be unduly compromised.

- (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 project would comply with applicable rear-yard and alley-setback requirements for accessory structures, except for the specific relief requested. The garage would be located entirely within the rear portion of the lot and accessed from the alley, consistent with the development pattern of the square.

(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 record includes the required documents including Architectural Plans (Exhibit 13); Surveyor's Plat (Exhibit 10); and Color Photos (Exhibit 11) which were sufficient to represent the relationship of the proposed accessory structure and deck 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 does not recommend any additional treatments.

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 existing residential use would continue with the proposed addition, as garages are accessory to residential uses.

Subtitle X Section 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 RF-1 zone regulations are intended to maintain the established residential character, preserve the pattern of rear-yard open space, and accommodate typical accessory structures along alleys. The Applicant's proposal to replace the existing parking pad with a one-story, two-car garage and roof deck is consistent with these purposes. The structure would be located at the rear of the lot, accessed from the 20-foot-wide alley, and would align with the existing pattern of alley-facing accessory buildings on adjacent properties. The roof deck would sit below the elevation of the front grade and main level of the dwelling, maintaining the house's established massing and street-facing character.

Since the project reinforces the typical rear-yard and alley development pattern and remains compatible with the scale anticipated for accessory uses, it is in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps.

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

The garage would occupy the same general location as the existing parking pad and would align with other accessory structures along the alley. Its scale and placement are compatible with the established rear-yard and alley pattern and are not expected to impair the use or enjoyment of adjacent properties.

(c) Subject in specific cases to the special conditions specified in this title.

As demonstrated above, the proposal meets the specified requirements of E §5201 and E § 5003.

V. OTHER DISTRICT AGENCIES

At the writing of this report there were no other District agencies' comments.

VI. HISTORIC PRESERVATION

The property is within the Mount Pleasant Historic District. Historic Preservation Office (HPO) staff confirmed to OP via email 8/25/2026 that they reviewed the garage and approved the work under permit G2600002. They have no concerns or additional comments.

VII. ADVISORY NEIGHBORHOOD COMMISSION

The property is within ANC 1C. At the time of this report, there were no comments in the record.

VIII. COMMUNITY COMMENTS

Community comments were also not in the record at the writing of this report.

Attachment: Location Map

LOCATION MAP

