

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

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

DATE: August 28, 2026

SUBJECT: BZA Application No. 21481: Request for a special exception to construct a one-story rear and side addition to an existing, detached, two-story dwelling unit in the R-1B 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:

- **Side Yard, D § 208.7** (8 feet min. required, 1 foot existing; 1 foot proposed)

II. LOCATION AND SITE DESCRIPTION

Address:	4610 Verplanck Place, NW
Applicant:	Hunter Lowe, represented by Antwon Chavis
Legal Description:	Square 1555, Lot 0847
Ward / ANC:	Ward 3 / ANC 3E
Zone:	R-1B, Single-Family Detached Residential
Historic Districts:	N/A
Lot Characteristics:	The 4,217 square foot lot is rectangular in shape and has 42.17 feet of frontage along both Verplanck Place, NW and abuts a 16-foot-wide public alley to the rear.
Existing Development:	The lot is currently improved with a two-story, detached dwelling with a screen porch and brick patio.
Adjacent Properties:	The property is bounded to the north, south, east, and west by similar detached residential uses in the R-1B Zone.
Surrounding Neighborhood Character:	The surrounding neighborhood is characterized by two-story, detached dwellings.
Proposed Development:	The Applicant is proposing to construct a rear and side addition to the existing dwelling.

III. ZONING REQUIREMENTS AND RELIEF REQUESTED

R-1B Zone	Regulation	Existing	Proposed	Relief
Lot Width D § 202	50 ft. min.	42.17 ft.	No change	None requested (Existing nonconformity)
Lot Area D § 202	5,000 sq. ft. min.	4,217 sq. ft.	No change	None requested (Existing nonconformity)
Height D § 203	40 ft. max.	Not given	No change	None requested
Front Setback D § 206	Consistent with block face	Consistent with block face	No change	None requested
Rear Yard D § 207	25 ft. min.	63 ft.	51 ft.	None requested
Side Yard D § 207	8 ft. min.	1 ft. (Right side) 11 ft. (Left side)	1 ft. (Right side)	Special Exception requested
Lot Occupancy D § 210	40% max. by right 50% max. by Sp. Ex.	14.75%	25%	None requested
Parking C § 701	1 space per dwelling unit min.	0 spaces	No change	None requested (Existing nonconformity)

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

Zones	Type of Structure	Maximum Percentage of Lot Occupancy (%)
All other R zones	All Structures	

(b) Yards, including alley centerline setback; and

The Applicant has requested special exception relief from the side yard requirements of D § 208.7.

(c) Pervious surface.

5201.2 Not applicable to the subject application.

5201.3 Not applicable 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 rear and side addition should not unduly affect the light and air available to neighboring properties. The property to the rear of the subject property, 4611 Van Ness Street NW, is located across a public alley. This separation, combined with an existing rear yard depth in excess of the minimum distance for the R-1B Zone, should ensure that the addition neither casts any undue shadows nor reduce any air available to neighboring properties.

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

The proposed rear and side addition should not unduly compromise the privacy and use of enjoyment of neighboring properties. The subject property is a corner lot, and while the addition proposes new exterior windows, the windows would be screened by an existing privacy fence.

(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 rear and side addition should not substantially visually intrude upon the character, scale, and pattern of housing along Verplanck Place, NW. The addition would not add any bulk or façade changes that would substantially bring the subject property out of character with the surrounding homes. Furthermore, the addition proposes material that closely matches the façade of the existing building.

- (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 graphical representations such as plans, and color photographs to 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 does not recommend that the BZA require any special treatment in this case.

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 uses of the building would continue to be a conforming residential use. The increase in lot occupancy and the height, number of stories of the addition would not increase beyond what is allowed in this section.

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 special exception, if granted, should be in harmony with the general purpose and intent of the Zoning Regulations and the R-1B Zone. The Zoning Regulations note that the purpose of the R-1B Zone is to “protect quiet residential areas now developed with detached homes and adjoining vacant areas likely to be developed for those purposes”. The Applicant’s proposal to construct a side and rear addition would not compromise the existing dwelling’s ability to continue to function as a single-family, detached residential use.

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

As shown earlier in the report, the special exception, should not adversely affect the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps.

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

Special conditions have not been specified for the subject application.

V. OTHER DISTRICT AGENCIES

The District Department of Transportation (DDOT) has indicated that it has no objections to the subject application as presented.

VI. ADVISORY NEIGHBORHOOD COMMISSION

As of the filing of this report, comments from ANC 3E have not been submitted to the record.

VII. COMMUNITY COMMENTS

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

Attachment: Location Map

Location Map

