

SPECIAL EXCEPTION
REQUEST

4610 Verplanck Place, NW

BZA Application No. 21481

One-story rear and side addition
R-1B Zone • ANC 3E06

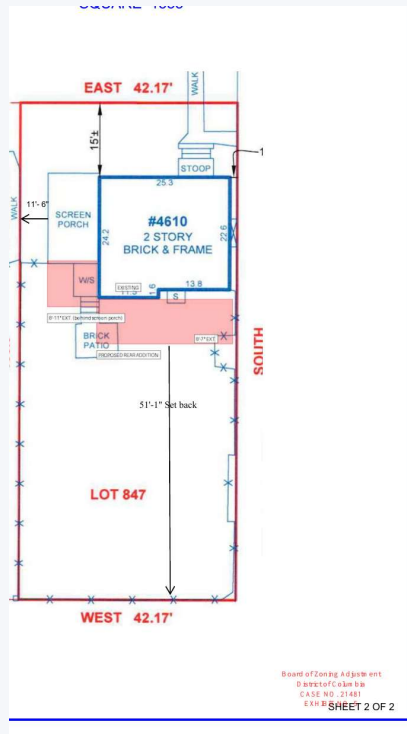
Public Hearing • September 9, 2026



Board of Zoning Adjustment
District of Columbia
CASE NO. 21481
EXHIBIT NO. 25

The request is limited to one existing side-yard condition

The addition follows the existing wall plane; it does not move closer to the lot line.



8 ft

minimum side yard

1 ft

existing + proposed

Relief requested

Special exception under Subtitle D § 208.7, D § 5201, and X § 901.2.

No relief is requested for height, rear yard, lot occupancy, or use.

The proposal remains modest and residential

The improvement adds functional living space without changing the property's use or neighborhood role.



ONE STORY

Rear + side addition

1 dwelling unit
No increase

25% lot occupancy
40% permitted

51 ft rear yard remains
25 ft required

Neighboring light, air, and privacy remain protected

Substantial separation and existing screening prevent an undue impact.



51 ft

remaining rear yard

16 ft

public alley at rear

11.5 ft

separation on opposite side

Why this matters

- Rear neighbors remain separated by a deep rear yard and public alley.
- The one-foot condition does not reduce separation between principal dwellings.
- Existing fencing screens new exterior windows.
- Nearby neighbors who responded submitted written statements of non-opposition.

The addition stays subordinate to the existing home

Its scale, placement, and materials preserve the character viewed from public ways.



REAR ELEVATIONS



SIDE ELEVATIONS

Independent review and community input support approval

Office of Planning recommends approval; DDOT reports no objection; nearby neighbors do not oppose.

OFFICE OF PLANNING

Recommends approval

DDOT

No objection

NEARBY NEIGHBORS

Written statements of non-opposition

OP recommends no special treatment or additional conditions.

District of Columbia
Office of Planning

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.

Board of Zoning Adjustment
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The record supports approval.

The proposal maintains the existing side-yard alignment, preserves neighboring use and enjoyment, remains in harmony with the R-1B zone, and has received written statements of non-opposition from nearby neighbors.

Respectfully requested

Grant the special exception under Subtitle D § 5201 and Subtitle X § 901.2.

Questions

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