

August 21, 2026
Applicant Statement

**1625 6th Street NW
Washington DC 20002**

Application for Special Exception for 70% Lot Occupancy

1625 6th St NW

Square: 0477

Lot: 0806

Zone District: RF-1

Relief Sought: Special Exception pursuant to E § 210.1 & E § 5201.1 (lot occupancy) and X § 901, E § 204.1

Narrative

Pursuant to Subtitle X § 901.2 the Applicant seeks a Special Exception from the Board of Zoning Adjustment for relief from E-210.1, the 60% maximum lot occupancy in the RF-1 zone, and request 70% lot occupancy. Also seeking relief from E § 204.1 for rooftop elements being altered.

The property is improved with a 2-level single family structure. There is no existing alley access to the lot.

A third floor and rear addition is proposed, along with a conversion to 2-family flats. This application seeks relief for the rear addition to extend up to 70% lot occupancy.

Compliance with Subtitle E § 5201.1, relief from Subtitle E § 210.1

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;

The rear addition and balcony will occupy 70% lot occupancy. This will provide space for an additional bedroom on all levels.

Compliance with Subtitle E § 5201.4

5201.4: An application for special exception relief 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, specifically:

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

The property to the north (1631) has a rear wall further back than the subject properties' proposed addition and is also setback from the side property line around 13'. The light and air at the side and rear yard of this property will remain substantial.

A 5' side yard setback is proposed along the south property line, abutting 1623. As 1625 sits to the north, it will have zero effect on direct sunlight reaching 1623. The side yard setback proposed allows ample 'breathing room' for the rear yard of 1623.

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

The privacy of 1632 to the north will remain unaffected, as there are no windows proposed on that property line. (Nor are they allowed by code)

1623 to the south will have its privacy maintained by a 5' side yard setback and a 6' perimeter fencing separating the adjacent properties.

(c) The proposed addition or accessory structure, together with the original [building](#), or the proposed new 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 and alley frontage; and

The lot occupancy variation occurs at the rear yard only, it has no affect on the street front view.

(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, new building, or accessory structure to adjacent buildings and views from public ways.

Architectural plans provide showing elevations.

Compliance with Subtitle E § 204.4 relief from Subtitle E § 204.1

204.1

Except for properties subject to review by the Historic Preservation Review [Board](#) or their designee, or the U.S. [Commission](#) of Fine Arts, a roof top architectural element original to a [principal building](#) such as cornices, porch roofs, a turret, tower, or dormers, shall not be removed or significantly altered, including shifting its location, changing its shape, or increasing its height, elevation, or size; provided that:

1. (a) For [interior lots](#), not including [through lots](#), the roof top architectural elements shall not include identified roof top architectural elements facing the structure's rear [lot](#) line; and
2. (b) For all other [lots](#), the roof top architectural elements shall include identified roof top architectural elements on all sides of the [structure](#). **(This section does not apply, as subject property is an interior lot)**

The proposed third floor is setback 3' from the existing front of the angled roof, and a full 10'-6" from the front of bay window. All existing cornice and ornamental trim at the front façade is to remain, thereby maintaining the existing streetscape's character, scale and

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pattern. Only the gabled roof, which is already setback from the primary front façade, is being altered.

Compliance with Special Exception Standards (Subtitle X § 901.2)

1. Will be in Harmony with the General Purpose and Intent of the Zoning Regulations and Maps
The proposed relief proposes no significant deviation from the by-right 60% lot occupancy. The existing building remains in harmony with the general purpose and intent of the Zoning Regulations.
2. Will Not Tend to Adversely Affect the Use of Neighboring Property
*The rear addition provides a 5' side yard facing the only attached property to the south, 1623 6th St NW. This would reduce and significantly adverse effects on the use of neighboring properties.
To the north, 1631 6th St NW already extends further toward the rear than the proposed addition the subject property will.*
3. Will Meet Any Special Conditions Specified in the Zoning Regulations
The proposal complies with all special conditions in the zoning regulations.

Conclusion

The Applicant respectfully requests that the Board grant the requested special exception to allow for the proposed addition's lot occupancy to be increased to 70%.

The application meets all applicable zoning standards, is consistent with the goals of the Zoning Regulations, and will not adversely affect surrounding properties.

Respectfully submitted,

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