BOARD OF ZONING ADJUSTMENT · SPECIAL EXCEPTION

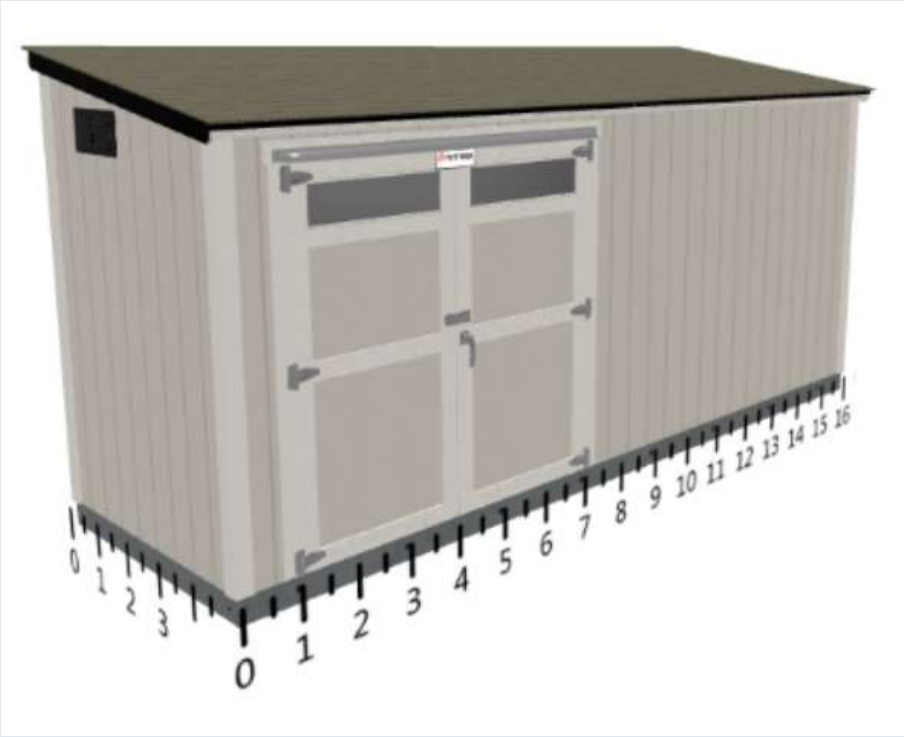
BZA Application No. 21513

1300 Taylor Street NE
Proposed accessory storage shed

APPLICANTS
Poojitha Regulapati & Stephen Gern

PUBLIC HEARING
November 18, 2026 · 9:30 AM · Virtual via Webex

PROPERTY
Square 3972, Lot 12 · R-2 zone · ANC 5B (SMD 5B05)



Board of Zoning Adjustment
District of Columbia
CASE NO. 21513
EXHIBIT NO. 31

THE CASE

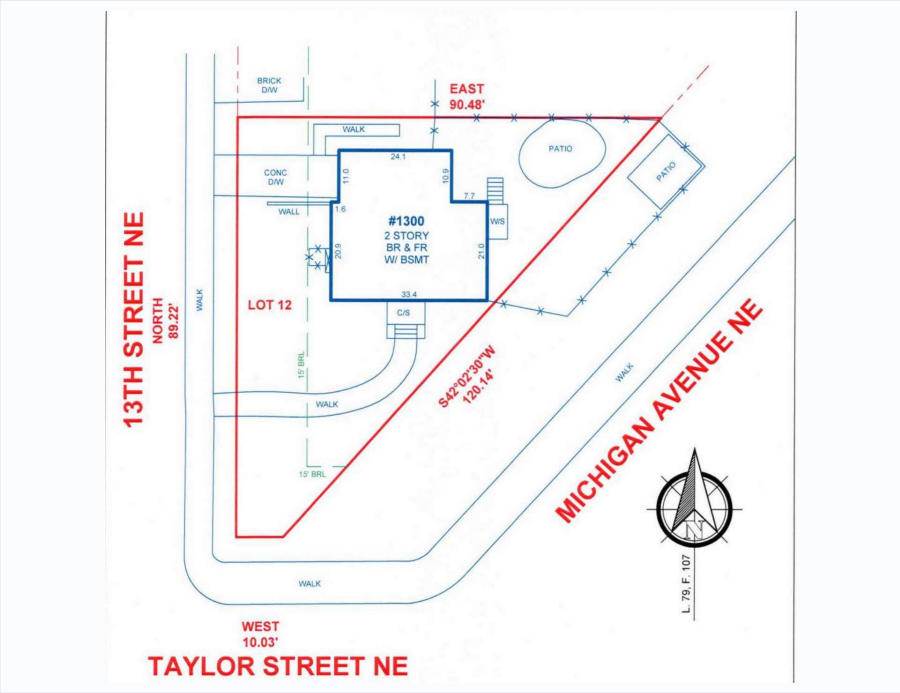
Overview and Requested Relief

- The property, in the R-2 zone, is a corner lot with a two-story single-family detached dwelling.
- The applicants propose a one-story 5′ × 16′ (80 sq ft) lean-to storage shed in the north side yard, set 0.91 ft from the north property line.
- The Zoning Administrator referred the case on April 14, 2026 (permit SD2600043): the shed does not provide the minimum required side yard setback.
- Relief requested: special exception under Subtitle D § 5005.1, § 5201.2(c) and Subtitle X § 901.1.
- ANC 5B voted to support the application in the meeting on October 21, 2026. Neighbors on 13th Street, Taylor Street and Michigan Avenue sent letters of support, including Ryan Wright, the abutting neighbor at 4215 13th Street NE.

Correction for the record: the Burden of Proof statement lists the shed as 12′ × 24′. The shed is 5′ × 16′ (80 sq ft), as shown in the Tuff Shed plans and reflected in the lot occupancy figures (24.11% to 25.9%).

SITE

A Constrained Corner Lot



Michigan Avenue NE cuts diagonally across the rear and east side of the lot, leaving a small rear yard that is mostly planted.

LOT AREA
4,484 sq ft

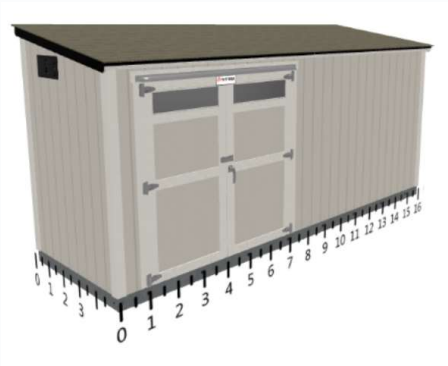
FRONTAGES
Taylor St NE · 13th St NE · Michigan Ave NE

ZONE
R-2, single-family detached

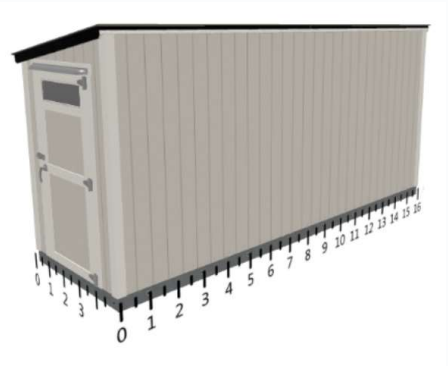
SHED SITE
North side yard, between the house and the north lot line

PROPOSAL

The Proposed Shed



Long wall with double doors



5-foot end wall with single door

SIZE
5′ × 16′ lean-to, one story, 80 sq ft

SETBACK
0.91 ft from the north property line

BUILD
Interior fire wall throughout, roof included; no utilities

USE
Storage only: garden tools, bicycles, household items

SITE

Shed Location: North Side Yard



Shed site seen from 13th Street NE



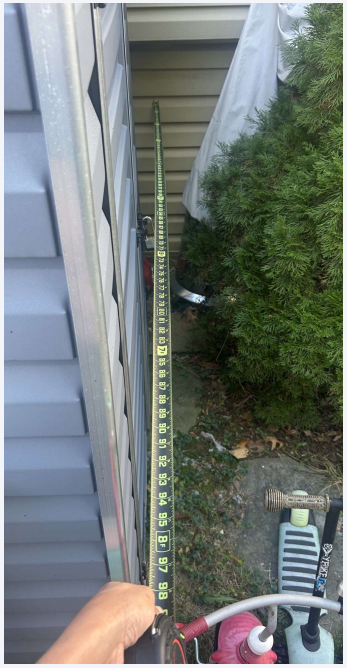
The strip today: a walkway and garden bed, not active yard space

ALTERNATIVES CONSIDERED

Why Not the Rear Yard?



Rear yard: about 16 ft



House to stairs: about 8 ft

It would fit, but only by uprooting mature plantings, and it would crowd the back stairs.

REAR YARD
Planted with a mature evergreen, flowering shrubs and ground cover

BACK STAIRS
The shed would run up to the stairs, making the way through the yard awkward

NORTH SIDE STRIP
Unused walkway and garden bed beside the house

OUR CHOICE
Keep the green space and use the part of the lot that does nothing today

SITE

Neighborhood Context



Looking from the side yard toward 13th Street NE

SCALE

The shed adds 80 square feet, about 1.8% of the lot

24.11%	25.9%	40%
Lot occupancy today	Lot occupancy with the shed	Maximum allowed in R-2

Lot occupancy stays well under the R-2 limit. The only relief needed is the side yard setback.

SUBTITLE X § 901.2

The Application Meets the General Special Exception Test

In harmony with the R-2 zone

No change of use, no added density, no business activity. A storage shed is about the most incidental use a home can have, and Subtitle D § 5005.1 and § 5201.2(c) expressly provide for this exact relief.

No adverse effect on neighbors

The abutting neighbor at 4215 13th Street NE supports the placement. ANC 5B voted to support, and no owner within 200 feet has objected.

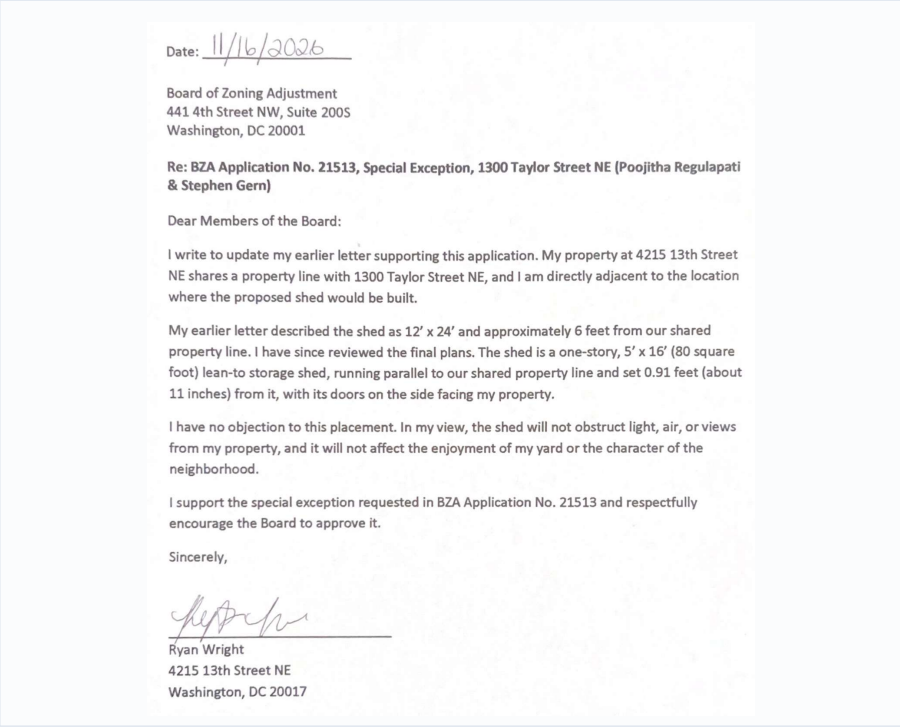
SUBTITLE D § 5201.4

The Application Meets the Specific Criteria

Requirement	How the shed meets it
(a) Light and air to neighbors not unduly affected	One story and only 5 feet deep, running parallel to the lot line. It does not block the neighbor's southern exposure.
(b) Privacy of neighbors not unduly compromised	Everyday access is through the end door by our back gate. Storage only, with no living space: no ongoing activity, noise or views into adjacent yards.
(c) Visual character of the street not substantially intruded upon	Set back from Taylor Street. From 13th Street only the 5-foot end wall shows, subordinate to the two-story house.
(d) Graphics showing the relationship to neighbors	Survey location drawing, Tuff Shed plans and elevations, and photos of the side yard and street are in the record.

COMMUNITY SUPPORT

The Abutting Neighbor Supports the Shed



Date: 11/16/2026

Board of Zoning Adjustment
441 4th Street NW, Suite 200S
Washington, DC 20001

Re: BZA Application No. 21513, Special Exception, 1300 Taylor Street NE (Poojitha Regulapati & Stephen Gern)

Dear Members of the Board:

I write to update my earlier letter supporting this application. My property at 4215 13th Street NE shares a property line with 1300 Taylor Street NE, and I am directly adjacent to the location where the proposed shed would be built.

My earlier letter described the shed as 12' x 24' and approximately 6 feet from our shared property line. I have since reviewed the final plans. The shed is a one-story, 5' x 16' (80 square foot) lean-to storage shed, running parallel to our shared property line and set 0.91 feet (about 11 inches) from it, with its doors on the side facing my property.

I have no objection to this placement. In my view, the shed will not obstruct light, air, or views from my property, and it will not affect the enjoyment of my yard or the character of the neighborhood.

I support the special exception requested in BZA Application No. 21513 and respectfully encourage the Board to approve it.

Sincerely,

Ryan Wright
4215 13th Street NE
Washington, DC 20017

Updated letter of support, Ryan Wright, November 16, 2026

RYAN WRIGHT

4215 13th Street NE, shares the north property line, directly beside the shed site

"I have no objection to this placement."

"I support the special exception requested in BZA Application No. 21513."

His updated letter, signed November 16, 2026, confirms he reviewed the final plans: 5' × 16', 0.91 ft from the line, doors facing his side.

COMMUNITY SUPPORT

Broad Neighborhood and ANC Support

ANC 5B

Voted to support the application.

Applicants notified ANC 5B and Commissioners for SMD 5B05 and 5B03 on July 7, 2026, and offered to present.

No opposition has been received from any owner within 200 feet.

Neighbor letters of support

13th Street NE: 4200, 4202, 4215, 4217, 4219
Taylor Street NE: 1316
Michigan Avenue NE: 1314, 1316, 1318

CONCLUSION

We Respectfully Request Approval

MODEST
An 80 sq ft, one-story storage shed; lot occupancy stays near 26% of a 40% limit.

BEST SPOT ON THE LOT
The rear yard would fit it only by uprooting mature plantings; the side strip is unused.

NO ADVERSE EFFECTS
No loss of light, air or privacy; storage use only, with no one spending time inside.

SUPPORTED
The abutting neighbor, ANC 5B and neighbors on all three surrounding streets support it.

Poojitha Regulapati & Stephen Gern · 1300 Taylor Street NE