District of Columbia
Office of Planning

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Matt Jesick, Case Manager
MBR Maxine Brown-Roberts, Associate Director for Development Review

DATE: October 23, 2026

SUBJECT: BZA #21514 – 1225 F Street, NE – Request for relief to add a second story to an existing accessory building

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I. RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following requested special exception:

- E § 5003, pursuant to E § 5201 – Building Area (Accessory building area limited to 550 sf; 661.5 sf existing on 1st floor and proposed for 2nd floor).

II. LOCATION AND SITE DESCRIPTION

Applicant	William Schultheiss, owner
Address	1225 F Street, NE
Legal Description	Square 1007, Lot 65
Ward / ANC	Ward 6, ANC 6A
Zone	RF-1 – Moderate density single family row dwellings
Historic District / Resource	None
Lot Characteristics and Existing Development	Rectangular lot, 18.9' X 159'; Three-story plus cellar single family row dwelling; Existing 1-story accessory garage at rear of property; 15' alley to west of the site, 30' alley to the south.
Adjacent Properties and Neighborhood Character	Alley network is very full of accessory buildings and alley buildings, including a 2-story accessory building two properties to the east; Similar rowhouses adjacent to the east and across the alley to the west; Larger neighborhood is mostly rowhouses, but with a few moderately scaled apartment buildings.
Proposal	Construct a second story on the existing one-story accessory building.

Board of Zoning Adjustment
District of Columbia
CASE NO. 21514
EXHIBIT NO. 24

III. ZONING REQUIREMENTS AND RELIEF REQUESTED

Standard	Requirement	Existing	Proposed	Relief
Lot Width E 202	18’	18.9’	No change	Conforming
Lot Depth n/a	n/a	159’	No change	Conforming
Lot Area E 202	1,800 sf	3,005 sf	No change	Conforming
Height – princ. bld. E 203	35’ 3 + cellar	27’ 3 + cellar	No change	Conforming
Rear Yard E 207	20’	110’11”	No change	Conforming
Lot Occupancy E 210	60%	50.6%	No change	Conforming
Acc. Bld. Height E 5002	22’ 2 stories	13.5’ 1 story	22’ 2 stories	Conforming
Acc. Bld. Building Area D 5003	**Greater of 30% of req. rear yard or 550 sf = 550 sf**	**661.5 sf**	**New 2nd floor proposed to match existing**	**Requested**
Acc. Bld. Location D 5004.1(a) D 5004.1(b)	• 7.5 ft. from alley CL • Cannot occupy > 30% of req’d rear yard;	7.5’ on west 15’ on south Not located w/i req’d rear yard	No change	Conforming

IV. ANALYSIS

Special Exception from Building Area – Subtitle E § 5003, pursuant to E § 5201 and X § 901

The applicant proposes a second-story addition to an existing one-story accessory building. The existing ground floor is 661.5 square feet in size, and the second floor would match that size, exceeding the matter of right maximum of 550 square feet. The applicant requests special exception relief from the maximum (E § 5003), and the Board is authorized to grant that relief pursuant to Subtitle E § 5201. The relevant criteria are analyzed below.

5201.1 *[Not applicable]*

5201.2 *For a new or enlarged accessory structure to a residential building with only one (1) principal dwelling unit 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 as limited in Table D § 5201.1(a);
*(b) **Maximum building area of an accessory building**;*
(c) Yards, including alley centerline setback; and
(d) Pervious surface.

5201.3 [Not applicable]

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;

Granting the requested relief should not unduly impair the light or air available to nearby properties. The amount of shadow cast on adjacent properties may increase slightly, but the degree of change above the existing condition should not result in undue impacts. In the afternoon or evening, some new shadow could fall on the property to the east, but much of that would fall on the roof of the adjacent garage, or the far rear yard of the adjacent house. On the west, the subject site is bordered by an alley, and garages lining the opposite side of the alley. Any new shadow, therefore, should not impact dwellings on that side. Similarly, the scale of the addition should not impact the air flow to nearby properties, especially given the existing dense configuration of accessory buildings, and the depth of nearby rear yards.

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

Granting the requested relief should not result in an undue compromise to the privacy of adjacent properties. The proposed addition would have windows on the north side, facing the rear yard of the subject property, and potentially providing new views onto the property to the east. Those views, however, would be no different than the views from a matter of right addition in the same location. In addition, the neighbors on the east have voiced their support of the application at Exhibits 19 and 21.

(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 accessory structure would not intrude upon the character of the alley. The alley features many garages, including a two-story accessory building on the two lots to the east, and tall one-story garages across the alley to the west. The architecture proposed for the addition would be compatible with the existing building. Furthermore, any minor change to the character of the alley would not be to a degree that would have a "substantially adverse effect on the use or

enjoyment of any abutting or adjacent dwelling or property" (§ 5201.4).

> *(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.*

The application materials include plans, elevations, photos, and site plans.

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 recommends no special 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.

Granting relief would not permit the introduction of a nonconforming use. The use of the property as a single family dwelling would continue.

Subtitle X § 901.2

901.2 (a) [Granting the special exception] Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;

Granting the requested relief would not impair the intent of the Regulations. The intention of the building area regulation is to ensure an appropriate scale for accessory buildings, and minimize the potential for any negative impacts to nearby properties. The proposed second floor would be larger than the matter of right building size, but in this case would not be out of scale with, or would even be smaller than, other nearby accessory buildings or alley buildings. Also, granting relief should not result in undue negative impacts to the light, air or privacy available to adjacent properties.

901.2(b) [Granting the special exception] Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps;

As addressed in the above analysis, the requested special exception for building size would not appear to unduly affect the use neighboring property. There should be no undue impacts regarding factors such as light, air or privacy.

V. COMMENTS OF OTHER DISTRICT AGENCIES

The Department of Transportation (DDOT) requested OP convey to the BZA that they have no objection to the approval of the application.

VI. ANC COMMENTS

As of this writing, there are no comments form the ANC in the record.

VII. COMMUNITY COMMENTS

Exhibits 18 through 21 and 23 are letters in support of the application.

VIII. VICINITY MAP

