

DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Applicant's Statement of Lars Etzkorn & Gregory Hoss
1848 Kalorama Road, NW (Square 2553, Lot 0080)

I. INTRODUCTION.

This Statement is submitted by Lars Etzkorn and Gregory Hoss (collectively, the “**Applicant**”), owners of 1848 Kalorama Road, NW (Square 2553, Lot 0080) (the “**Property**”). The Property is located in the RA-2 zone and is improved with a two-a-half- story + cellar single-family row dwelling (the “**Building**”). The Applicant is proposing to construct a one-story + cellar rear addition (the “**Addition**”). The proposal will result in total lot occupancy of 64.3%, requiring lot occupancy relief pursuant to F-5201.

II. JURISDICTION OF THE BOARD.

The Board has jurisdiction to grant the special exception relief requested pursuant to Subtitle X-901.2, and Subtitle F-210.1.

III. PROPOSED PROJECT.

The Property is located in the RA-2 zone district. It is an interior lot measuring 3,000 square feet in land area. Abutting the Property to the north is Kalorama Road, NW. Abutting the property to the south is a public alley. Abutting the Property to the east is 1844 Kalorama Road, NW, a four-story condominium building with four units. Abutting the Property to the west is 1850 Kalorama Road, NW, a three-story condominium building with three units.

The Property is improved with a two-and-a-half story + cellar single-family row dwelling. The Applicant is proposing to construct one-story + cellar rear addition. The Addition will result in a lot occupancy of 64.3%. Note, current lot occupancy is 67.4%, which includes an existing rear deck to be removed. Other than the requested relief, the proposal meets all development standards for the RA-2 zone as follows:

Development Standard	Minimum	Maximum	Proposed
Height	N/A	50.0 ft	30.0 ft (unchanged)
Lot Occupancy	N/A	60%	64.3%
Rear Yard	15.0 ft		30.8 ft
Parking	2 surface spaces exist off alley		2 surface spaces (unchanged)

IV. THE APPLICATION MEETS THE REQUIREMENTS FOR SPECIAL EXCEPTION RELIEF.

A. General Special Exception Requirements of Subtitle X § 901.2.

Pursuant to Subtitle X-901.2 of the Zoning Regulations, the Board is authorized to grant special exception relief where, in the judgment of the Board, the special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely the use of neighboring property, subject also, in this case, to the specific requirements for relief under F-5201 of the Zoning Regulations.

1. Granting of the Special Exception is in Harmony with the General Purpose and Intent of the Zoning Regulations and Zoning Maps.

The granting of the special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps. The proposed Addition is still within the rear yard requirements of the RA-2 zone, and well under the height limitations. Accordingly, the proposed Addition will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps.

2. The granting of the special exception will not tend to affect adversely, the Use of Neighboring Property in accordance with the Zoning Regulations and Zoning Maps.

The granting of the special exception will also not adversely affect the use of neighboring properties as described below.

B. Specific Special Exception Requirements of Subtitle F-5201 (Lot Occupancy).

In reviewing applications for a special exception under the Zoning Regulations, the Board's discretion is limited to determining whether the proposed exception satisfies the relevant zoning requirements. If the prerequisites are satisfied, the Board ordinarily must grant the application. *See, e.g., Nat'l Cathedral Neighborhood Ass'n. v. D.C. Board of Zoning Adjustment, 753 A.2d 984, 986 (D.C. 2000).*

The Applicant is seeking relief from lot occupancy, pursuant to F-210.1 and F-5201.

F-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 Addition shall not unduly affect the light and air available to neighboring properties. The one-story Addition is within the height limit for this zone (and is one half the height of the existing building to which it is being added to) and is stepped-in three feet on each side from the width of the existing exterior wall.

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

The proposed Addition does not unduly compromise the privacy of use and enjoyment of neighboring properties as the Addition cannot be seen into from inside either abutting property. On the east side, the Addition abuts a parking pad for four vehicles. On the west side the Addition abuts a trash management area and a garage wall. New replacement privacy fences at the same height as the existing fences are also being proposed along the east and west property lines.

(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:

(i) Regarding the special exception request for lot occupancy, no portion of the Addition will be seen from the front street.

(ii) To the limited extent the Addition is visible from the alley, it was designed purposefully to be visually harmonious with the existing historic house. Specifically, the design and material pallet were chosen purposely to have the Addition read as an original part of the house.

(iii) The addition will not substantially visually intrude upon the character, scale, and pattern of the houses as viewed from the street or alley.

V. CONCLUSION.

For the reasons stated above, this application meets the requirements for special exception relief by the Board, and the Applicant respectfully requests that the Board grant the relief requested and all other thought appropriate.

Respectfully submitted,

A photograph of two handwritten signatures. The first signature, in black ink, is "LARSEN" with a horizontal line underneath. The second signature, in blue ink, is "gmt".

Lars Etzkorn, Esq. & Gregory Hoss, AIA

Owners
1848 Kalorama Road, NW
Washington, DC 20009
Date: April 30, 2025