

CAMPBELL ARCHITECTS, LLC

8706 CEDAR CHASE DRIVE
CLINTON, MD 20735

Burden of Proof Special Exception Application

To: **Board of Zoning Adjustment**
Government of the District of Columbia
441 4th Street NW, Suite 200 South
Washington, DC 20001

For: **Kim A. Sheinall**
Owner/Applicant
5104 13th Street, NW
Washington, DC 20011

By: **Johnathan Campbell, AIA, NOMA, NCARB**
Campbell Architects, LLC
Authorized Agent
8706 Cedar Chase Drive
Clinton, MD 20774

Date: 27 October 2025

Subject: BZA Application, Two-story rear addition to Sheinall residence
5104 13th Street, N.W.
Square 2085, Lot 0053

I. INTRODUCTION AND NATURE OF RELIEF SOUGHT.

This Statement is submitted on behalf of Mrs. Kim Sheinall, (the “**applicant**”) owner of 5104 13th Street, NW (Square 2085, Lot 0053) located in the R1-B zone. The Property is improved with a two-story single-family dwelling (the “**Principal Building**”). The Applicant proposes constructing a two-story rear addition (the “**Addition**”) and a rear deck. The proposed addition will increase the total lot occupancy to 42.5%, where 40% is allowed. The Applicant is requesting special exception zoning relief from the lot occupancy requirements of Subtitle D § 5201.3. The aspects of the proposed project that fall outside the current zoning regulations are as follows:

II. JURISDICTION OF THE BOARD.

The Board has jurisdiction to grant the special exception relief requested pursuant to X-901 and D-5201 and has the authority to review the Application as an expedited review case pursuant to Y-401.2(b).

III. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREAS.

The Property is an interior lot measuring 4,000 square feet in land area. Abutting the Property to the north is 13th Street, NW. Abutting the Property to the east is 5106 13th Street, a detached single-family dwelling. Abutting the Property to the south is 1305 Gallatin Street, a detached single family dwelling. Abutting the Property to the west is 5102 13th Street, a detached single-family dwelling. The area is characterized by detached single-family dwellings.

IV. PROPOSED PROJECT.

The applicant has proposed to construct a one-story rear deck and two-story addition at the rear of the single-family dwelling. The proposed addition will accommodate an expanded kitchen, breakfast nook, and an expanded second level primary bedroom with a new walk-in closet and full bathroom for the applicant (approximately 82 square feet). The proposed lot occupancy is 43.3% which exceeds the allowed lot occupancy of 40% (11 DCMR Subtitle E, Section 304.1). The proposed lot occupancy will be below the 70% maximum allowed by a special exception in the R1-B district (11 DCMR Subtitle E Section 5201.3). The proposed addition and deck conforms to the development standards of the R-1B zone.

ZONING REQUIREMENTS and RELIEF REQUESTED

RF-1 Zone	Regulation	Existing	Proposed	Relief
Height	40'-0" max.	23'-4" ft.	30'-0" ft.	None required
Lot Width	50'-0" min.	40'-0" ft.	No Change	None required
Lot Area	5,000 sf. min.	4,000 sf.	No Change	None required
Lot Occupancy	40% max 1,600 sf	43.3% 1,733 sf	42.5% 1,703 sf	Relief Requested
Rear Yard	25'-0" min.	25'-0"	No Change	None required
Side Yard	8' ft.	8' ft.	0' ft.	None required
Parking	1 space	1 space	1 space	None required
Pervious Surface	50% min	1,754 sf	1,729 sf	None required

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

A. Overview

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 Subtitle D-5201 of the Zoning Regulations.

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.

B. General Special Exception Requirements of Subtitle D-5201.

1. Granting of the Special Exception will be 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 Property is located in the R-1B zone; the R-1B zone is "intended to provide for areas predominantly developed with detached houses on moderately sized lots." The Property will remain a detached single-family dwelling. Accordingly, the proposed Project 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.

C. Specific Special Exception Requirements of Subtitle D-5201.4

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. Relief is demonstrated based on the following criteria:*

The location of the principal building, which remains unchanged, does not and will continue to have no impact on the light and air available to neighboring properties. The addition itself complies with all zoning area development standards.

- b. The privacy of use and enjoyment of neighboring properties shall not be unduly compromised. Relief is demonstrated based on the following criteria:*

The applicant is not proposing windows on the side elevation and the window and door openings on the rear façade will be consistent with other properties in the square. Therefore, the proposed addition should not unduly compromise the privacy of use and enjoyment of neighboring properties.

- c. Will meet such special conditions specified in this title. Subtitle D, Section 5201.4 paragraph (c). Proposal shall not substantially visually intrude upon the character, scale, and pattern of houses along the street or alley frontage Relief is demonstrated based on the following criteria:*

The proposed two-story addition and rear deck should not substantially visually intrude upon the character, scale, and pattern of single-family dwellings along 13th Street, N.W. The proposed addition and rear deck would be set back 46 feet 9 inches from the front façade of the primary building and will not be visible from the street. The proposed addition will be visible from the alley, but will be consistent with surrounding properties. The proposed addition will be sided, trimmed and painted.

d. Will meet such special conditions as specified in this title. Subtitle D, Section 5201.4 paragraph (d). Relief is demonstrated based on the following criteria:

The accompanying plans, section, elevations drawings and photos demonstrate sufficient compliance with section 5201.4 paragraphs a, b, and c and show that the design will not adversely affect the adjacent buildings and views from public ways.

VI. 902 APPLICATION REQUIREMENTS

An application for a special exception shall meet the requirements of Subtitle Y § 300. Enclosed in this application for relief is a site plan showing the proposed addition and adjacent properties; photos of the existing house and adjacent houses to the East and West; plan and elevation drawings of the proposed addition that illustrate that the proposal will not adversely impact the adjacent properties; and an official plat from the DC Office of the Surveyor. The owner/agent will be reviewing the plans with the neighbors and we will submit letters of "no objection" as we receive them. Please do not hesitate to contact the authorized agent, Campbell Architects, LLC, with any questions.

The applicant is using and proposes to continue to use the building for a single household dwelling, which is a permitted use in the R1-B zone. The proposed height of the two-story addition will be 25.33 feet, which does not exceed the maximum permitted height of 40 feet and three stories.

VII. 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 requested relief

Thank you,



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