

BOARD OF ZONING ADJUSTMENT

**Applicant's Statement of Mehmet (Onur) Ozlu & Romain Bordes
1729 Lamont Street, NW (Square 2607, Lot 12)**

I. INTRODUCTION AND NATURE OF RELIEF SOUGHT.

This Statement is submitted on behalf of Mehmet (Onur) Ozlu and Romain Bordes (collectively referred to as the “**Applicant**”), owners of the property located at 1729 Lamont Street NW (Square 2607, Lot 12) (the “**Subject Property**”). The Subject Property is currently improved with a 3-story row building used as a 2-unit flat (the “**Building**”). The Applicant is proposing a single-story addition at the rear of the Building (the “**Addition**”) and a single-story 1-car garage adjacent the rear alley (the “**Garage**”). The proposed Addition would conform with lot occupancy regulations, but would extend the rear façade of the property, already 25 feet beyond the adjacent structure at 1727 Lamont St, an additional 8 feet. The proposed Garage, along with the Addition, would increase the lot occupancy to 66.5% (60% max. allowed), and reduce the rear yard to 17 feet (20 feet min. allowed).

II. JURISDICTION OF THE BOARD.

The Board has jurisdiction to grant the special exception relief requested pursuant to Subtitle E § 5201 from (1) the “10-foot rule” requirement of Subtitle E § 207.4, (2) lot occupancy requirement of Subtitle E § 210.1 and (3) rear yard requirement of Subtitle E § 207.1.

III. BACKGROUND.

A. Description of the Subject Property and Surrounding Area.

The Subject Property is located at 1729 Lamont Street, NW, and is in the RF-1 zone district. The Subject Property is a semi-detached row dwelling on an interior lot with 2,750 square feet of land area. Abutting the Subject Property to the west is a semi-detached row dwelling. Abutting the Subject Property to the east is an attached single-family row building. Abutting the Subject Property to the south is Lamont Street, NW. Abutting the Subject Property to the north is a public alley.

B. Proposed Project.

The Subject Property is currently improved with a 2-unit semi-detached row building (flat) with uncovered front porch (which does not contribute to lot occupancy as it is less than 4 feet above grade), and rear 1-story wood-framed addition. There is a rear carport with a partial roof deck, which contributes 230 SF to the total lot occupancy. The current building and carport roof deck is calculated to cover 59% lot occupancy. The Applicant is proposing to remove the existing wood-framed addition and carport roof deck (both which are structurally unsound), and replace with a slightly larger rear addition, and a single-car garage. The two structures together would increase the total lot occupancy, but would be within the 70% maximum lot occupancy provided as a Special Exception pursuant to E § 5201.1. The proposed addition would increase the depth of the principal dwelling by 8 feet, which is already extends 25 feet beyond that of the adjacent attached dwelling to the east, but which is not atypical of other homes/additions on this row. The addition would provide for a mudroom and eat-in kitchen for the Applicant. The single—story, single-car Garage, oriented parallel to the alley, would extend the full width of the property and 15 feet in depth, which would decrease the rear yard to 17 feet (between it and the proposed Addition). The garage would have a single door facing the alley and would be consistent in scale and size with others along the row.

III. 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 E § 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.

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

The granting of a special exception in this case "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 in accordance with the Zoning Regulations and Zoning Maps ..." (11 DCMR Subtitle X § 901.2).

1. Addition will be in Harmony with the General Purpose and Intent of the Zoning Regulations and Zoning Maps.

The Addition will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps. The Applicant is requesting a modest single-story addition and single-story, single-car garage for the use and enjoyment of the applicant, similar to others built along the row. The Addition is similar in size to that which it is proposing to replace, and would otherwise be permitted by zoning without any relief, but that the adjacent neighboring structure to the east is unusually shallow along this row—already 25 feet shallower than the principal structure at 1729 Lamont for which we are requesting an extension/addition. Almost half of the structures along this row are deeper than the subject property, and the adjacent structure is the shallowest along the row, providing a unique condition. The addition would be modest in size and, together with the principal structure, still smaller/shorter than many of the homes along this row. Similarly, the garage would be modest in size, and most properties along this row have garages larger than what is being proposed. Furthermore, many of the properties along this row have principal dwellings larger than what is being proposed here, along with a garage larger than what is being proposed here, and a yard smaller than what is being proposed here. That is, the row has a lot of variation in principal dwelling, garage, and yard size, and the proposed Addition and Garage fall within the range of built structures along the row. Special exception relief for lot occupancy and rear yard is specifically permitted in the 2016 Zoning Regulations. Accordingly, the proposed Addition and Garage will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps.

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

As described more fully below, the Addition and Garage will also not adversely affect the use of neighboring properties as the proposed Addition limits impacts on light, air, and privacy.

C. Requirements of Subtitle E § 5201

The regulations permit relief from the lot occupancy requirements (for up to 70% lot occupancy), rear addition depth, and relief from the rear yard requirements, so long as the Application meets the criteria for relief under E § 5201.4-7:

E § 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 light and air available to neighboring properties shall not be unduly affected by the proposed Addition. The Addition is similar in size/massing to the structure it will be replacing. Likewise, the Garage is similar in massing/size/height to the carport/roof deck it is replacing. Changes to the light and air available to both neighboring properties will be minimal from what the current condition provides.

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

It is generally acknowledged that row dwellings inherently are limited in their privacy due to the nature of their proximity to each other. Currently, the carport/roof deck provides for an entertaining area that can look into & be seen from adjacent rear yards. The proposed Garage removes that aspect of the rear yard, as no deck is being proposed for the Garage roof. The proposed Addition has glazing on the rear (looking into the Applicant's yard/rear Garage façade), and to the west, which is similar to the glazing of the current Addition. As the Addition is set back from the west property line by nearly 8 feet, it will not encroach on the privacy of the neighbor to the west. The wall of the Addition along the east property line will be solid with no glazing, thus providing no privacy issues.

(c) The addition or accessory structure, together with the original 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 subject street frontage; and

The new Garage façade will extend the full width of the property, similar to how it is today and consistent with other garages along this alley. The proposed Garage and Addition, modest in size, scale, and height, is similar to and compatible with those on this row, block and neighborhood. Neither the Garage or Addition will be visible from Lamont Street.

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

The Applicant has provided plans, photographs, elevations, and section drawings sufficient to represent the relationship of the proposed Addition and Garage to adjacent buildings and views from public ways.

Section 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.

If necessary, the Applicant will comply with any special treatment.

Section 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.

Applicant's Statement
1729 Lamont Street, NW

This section is not being 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. The proposed Addition and Garage, along with the existing building would be within the 70% lot occupancy allowed as a Special Exception under § 5201.1 (a).

IV. CONCLUSION.

For the reasons stated above, this Application meets the requirements for approval of special exception relief by the Board, and the Applicant respectfully requests that the Board grant the requested relief.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'ERIK HOFFLAND', with a horizontal line extending to the right from the end of the signature.

Erik Hoffland, AIA
Hoffland Architects PLLC
Date: January 14, 2026