

BURDEN OF PROOF

Special Exception Application

4610 Verplank Place NW

Square 1555, Lot 0847

Zone: R-1-B

To:

Board of Zoning Adjustment

District of Columbia

From:

Antwon Chavis Home Revive- Representing

Hunter Lowe- Estate Executor

4610 Verplank Place NW

Date: 2/24/2026

Subject: Application for Special Exception Relief

Subtitle D § 208.7 and D § 5201.1(b)

Pursuant to Subtitle X § 901.2

I. Summary of Requested Relief

The Applicant seeks special exception relief pursuant to Subtitle D § 5201.1(b) and Subtitle X § 901.2 to permit a rear addition to an existing detached single-family dwelling that does not meet the minimum side yard requirement of Subtitle D § 208.7.

The required side yard is 8 feet. The existing dwelling maintains a 1-foot side yard along the alley side of the property. The proposed rear addition maintains this existing nonconforming alignment and does not further encroach toward the property line.

The property will remain a single-family residence. No increase in dwelling units, no increase in density, and no height beyond what is permitted are proposed.

II. Qualification Under Subtitle D § 5201.1(b)

Subtitle D § 5201.1(b) allows the expansion of an existing nonconforming residential building by special exception, provided that the proposed addition will not have a substantially adverse effect on the use or enjoyment of adjacent or nearby property.

The existing building is lawfully nonconforming with respect to the side yard requirement. The proposed addition extends the existing wall plane toward the rear and does not create a new or intensified nonconforming condition.

The addition is modest in scale, subordinate to the principal structure, and consistent with detached residential development in the R-1-B zone district.

III. Impact on Adjacent and Nearby Properties

(Subtitle X § 901.2 and Subtitle D § 5201 Standards)

The proposed rear addition and requested special exception will not have a substantially adverse effect on the use or enjoyment of adjacent properties.

Rear Property – 4611 Van Ness Street NW

The property to the rear, 4611 Van Ness Street NW, is separated from the subject property by a public alley.

The rear yard at 4610 Verplank Place NW will remain approximately 51 feet in depth, well in excess of the required minimum rear yard.

Because of the substantial rear yard depth and the intervening public alley:

- Light and air available to the rear property will not be unduly affected.
- Privacy impacts are mitigated by the alley separation.
- The spatial relationship between principal residential structures remains substantial.

Any shadow impact would be limited to customary rear yard areas and consistent with detached residential development.

Side Property – 4614 Verplank Place NW

The adjacent property at 4614 Verplank Place NW maintains approximately 11.5 feet of side yard separation from the subject property.

This significant spacing:

- Preserves light and air between structures.
- Maintains residential privacy.
- Prevents visual crowding.

The requested special exception applies only to the opposite side of the property along the alley and does not reduce the separation between principal residential structures.

No substantial adverse impact to 4614 Verplank Place NW is anticipated.

Alley-Side Condition

The existing 1-foot side yard abuts a public alley rather than an adjoining residential lot line. The proposed addition maintains the existing wall alignment and does not extend closer to the property line than the current structure.

Because the nonconforming condition runs along an alley:

- No neighboring dwelling loses separation.
- No shared residential side yard relationship is affected.
- Any shadowing impact would fall largely within the alley right-of-way.

The proposal does not intensify or worsen the existing nonconforming condition.

IV. Harmony with the Zoning Regulations

(Subtitle X § 901.2(a))

Subtitle X § 901.2 requires that a special exception be in harmony with the general purpose and intent of the Zoning Regulations and Maps.

The R-1-B zone is intended to provide predominantly single-family detached residential development while maintaining open space and separation between structures.

The proposed rear addition:

- Maintains detached single-family use;
- Preserves substantial rear yard open space;
- Maintains meaningful separation between principal buildings;
- Does not increase dwelling units or density;
- Does not exceed permitted height limitations;
- Remains subordinate to the principal structure.

The proposal is modest and compatible with the low-density residential character of Verplank Place NW and the surrounding neighborhood.

V. Conclusion

The proposed rear addition qualifies for special exception relief under Subtitle D § 5201.1(b). The addition will not have a substantially adverse effect on the use or enjoyment of adjacent property and is in harmony with the purpose and intent of the Zoning Regulations pursuant to Subtitle X § 901.2.

Accordingly, the Applicant respectfully requests that the Board of Zoning Adjustment grant the requested special exception relief.

Antwon Chavis



Home Revive