

BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

FORM 120 - APPLICATION FOR VARIANCE AND/OR SPECIAL EXCEPTION

GIS INFORMATION

Square	Lot(s)	Zone	ANC
2270	0028	R-1A/FH	3F06

Address of Property: 2901 ellicott terrace

ZONING INFORMATION

Relief from section(s): D § 5201, C § 202.2, D § 207.1

Type of Relief: Special Exception

Brief description of proposed project: The Applicant requests special exception relief for the replacement and expansion of an existing rear addition. The existing rear addition has an established rear yard setback of 13.61 feet, which does not comply with the R-1A/FH Zone requirement of 25 feet. However, the proposed expansion does not extend this non-compliant setback any further—it maintains the existing rear setback line precisely. Therefore, the expansion does not worsen the zoning non-compliance; it preserves the existing condition while providing beneficial improvements to the property.

Present use of Property: Residential Single Family

Proposed use of Property: Residential Single Family

CONTACT INFORMATION

Owner Information

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Phone No. Alternate:

Authorized Agent Information

Name: Peter Schans
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WAIVERS

- An addition to a dwelling or flat or new or enlarged accessory structures pursuant to Subtitle D § 5201 or Subtitle E § 5201
Waive my right to hearing
Agree to the terms in Form 128 - Waiver of Hearing for Expedited Review
Request that this case be placed on the Expedited Review Calendar

FEE CALCULATOR

SIGNATURE

Date

Peter Schans

3/12/2026