

DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Applicant’s Statement of Alexandra and Ahmed Mady
Owners of 1413 28th Street, NW

I. SUMMARY OF CASE.

A. Applicant Information.

This Statement is submitted on behalf of Alexandra and Ahmed Mady (the “**Owners**” or collectively the “**Applicant**”), owners of the property located at 1413 28th Street, NW (Square 1260, Lot 810) (the “**Property**”). The Property is a corner lot **currently improved** with a two-story single-family dwelling with rear decks (the “**Building**” or the “**Home**”). The Property is the primary residence of the Owners, who are currently displaced due to damage caused by a tree that fell on the roof of the Building. The Owners seek to repair damage to the Building caused by a fallen tree. As part of the repair work, the pitch of the original roof will be adjusted in connection with a roof replacement, which is permitted as a matter-of-right under the Zoning Regulations, subject to historic preservation approval. The Owners also propose to construct a modest rear addition in the general location of the existing rear decks, which requires special exception relief as described herein.

B. Summary of Existing Conditions, Proposal, and Relief

Site Location and Description: The Property is located in the R-3/GT Zone, within the Georgetown Historic District, and within the jurisdiction of the Commission of Fine Arts (“**CFA**”). It is a corner lot with 1,800 sq. ft. of land area. The Property is located on the northwest corner of Square 1260 and abuts Poplar Street and a public stairway to the north and 28th Street to the west. The front of the Home faces 28th Street, and the side elevation abuts Poplar Street and the public stairway. To the south of the Home is a three-story single-family dwelling located at 1409 28th Place, NW. To the east (the rear) is the side elevation of a single-family dwelling with frontage on Poplar Street. The side of that building faces the rear of the subject Building and that building wall facing the subject property contains no windows. The existing Home has two rear decks—one on the first floor and one on the second floor. This is shown in more detail in the Supporting Photos and Maps Exhibit.

Existing Conditions: The existing deck on the first floor measures 9 ft., 6 in. × 12 ft. (114 sq. ft.). The existing deck on the second floor is smaller, measuring approximately 4 ft. × 12 ft. (48 sq. ft.). The existing building footprint is approximately 712.8 sq. ft., representing 46.0% lot occupancy on the 1,800 sq. ft. lot. The Property has an existing rear yard depth of 10 ft., 5 in.

Proposed Addition: The proposal is to remove the existing decks and construct a two-story rear addition (the “**Addition**”) in the general location of the existing rear decks. The Addition will have the same depth as the first-floor deck. Accordingly, the overall rear yard is not decreasing. However, the second-story rear setback will decrease as the existing second floor deck is slightly shallower than the first-floor deck. The Addition will extend approximately 3 ft. horizontally to align with the existing south building wall. This horizontal extension—approximately 3 ft. × 9.5 ft.—will increase lot occupancy from 46.0% to approximately 47.4%, representing a 1.4 percentage point increase.

Relief: The rear yard requirement in the R-3/GT zone is 20 feet. Although the existing first-floor rear yard depth is not being reduced, the proposed extension of the rear building wall to the second story requires special exception relief from Subtitle D § 207.1 (rear yard) pursuant to Subtitle D § 5201. The maximum permitted lot occupancy in the R-3/GT Zone is 40%. Although the proposal increases lot occupancy by only 1.4 percentage points, the overall lot occupancy is currently and proposed to be over the permitted 40%, requiring special exception relief from Subtitle D § 210.1 (lot occupancy) pursuant to Subtitle D § 5201.

II. JURISDICTION OF THE BOARD.

The Board has jurisdiction to grant the special exception relief requested pursuant to Subtitle X § 901 and Subtitle D § 5201.

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

Pursuant to X-901.2:

The Board of Zoning Adjustment is authorized to grant special exceptions, as provided in this title, where, in the judgment of the Board of Zoning Adjustment, the special exceptions: (a) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps; (b) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and (c) Will meet such special conditions as may be specified in this title.

Subsections (a) and (b) are commonly referred to as the general special exception requirements. In this case, the Applicant must also meet the specific requirements for relief under D § 5201.

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

The proposed repair work and two-story rear addition satisfy the general special exception requirements of Subtitle X, § 901.2. The proposal is in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps, as it maintains the Property's use as a single-family dwelling in the R-3/GT Zone and preserves the established low-density residential character

of the surrounding neighborhood. The Addition is located at the rear of the Home, in the general footprint of the existing rear decks, and does not introduce any new or incompatible use. Further, the proposal will not tend to adversely affect the use of neighboring properties in accordance with the Zoning Regulations and Zoning Maps. The Addition is modest in scale, is internalized to the rear of the Property, and is buffered from adjacent residences by existing lot configuration, street frontages, and the absence of windows on the abutting eastern building wall. As proposed, the project will function as a replacement and improvement of existing rear structures, will remain compatible with the surrounding single-family context, and will not result in objectionable impacts relating to light, air, privacy, or the quiet enjoyment of neighboring properties.

B. Requirements of Subtitle D § 5201.4.

The Applicant seeks relief from D § 207.1 (rear yard) and D § 210.1 (lot occupancy), pursuant to the requirements under Subtitle D § 5201. The proposed rear Addition satisfies the applicable specific special exception requirements. The requirements are:

(a) The light and air available to neighboring properties shall not be unduly affected;

The light and air available to neighboring properties will not be unduly affected. The Addition is located entirely at the rear of the Home, in the general location of the existing rear decks, and does not extend into new yard areas or introduce massing that would materially alter existing conditions regarding light and air available to neighboring properties. The proposed Addition largely replaces the footprint and general massing of the existing rear decks, such that the Project represents a modest enclosure and alignment of existing rear structures rather than a meaningful expansion of development into the rear yard.

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

The privacy and use and enjoyment of neighboring properties will not be unduly compromised. The Addition does not introduce new conditions affecting privacy beyond those that already exist, and its rear-oriented placement and modest scale avoid direct impacts on adjacent residences. Replacing open-air decks with enclosed living space improves privacy conditions for both the Property and neighboring residences.

(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

The proposed Addition, together with the existing Home, will not substantially visually intrude upon the character, scale, or pattern of houses along the street or alley frontage. The Addition will not be visible from 28th Street and does not alter the Home's existing street-facing massing or architectural expression.

IV. CONCLUSION.

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

Respectfully submitted,

Alexandra Wilson

Alexandra Wilson
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