

BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

FORM 152 - APPLICATION FOR MODIFICATION WITH HEARING

GIS INFORMATION

| Square | Lot(s) | Zone  | ANC  |
|--------|--------|-------|------|
| 4242   | 10     | R-1-B | 5B07 |

**Address of Property:** 2214 Otis Street NE

ZONING INFORMATION

**Relief from section(s):** D208.2

**Related Case Number:** 20925

**Motion for Modification of:** Approved Plan

**Below and/or on a separate sheet of 8 ½" x 11" paper, describe the modification you are requesting and state each and every reason why the Board of Zoning Adjustment (BZA) should grant your application, including relevant references to the Zoning Regulations or Map.**

Modification Request: Summary of Modifications Overview The Applicant seeks a modification to the plans approved under Order No. 20925. The proposed changes maintain the intent of the original relief. No new zoning relief is requested, as all modifications—other than those specifically noted below—fall within the "by-right" development standards of the R-1-B Zone or within the flexibility limits of Subtitle A § 304.10(f). i. Modifications Exceeding 5% flexibility threshold of A §304.10 (f) 1. Gross Floor Area (GFA) – Principal Building: The GFA of the principal building increases by 145 sq. ft. (6%), resulting in a total GFA of 2,532 sq. ft. (Note: An accessory structure has also been added; see Section iii). 2. Building Area – Principal Building: The footprint of the principal building increases by 24 sq. ft. (2.4%) to a total of 1,130 sq. ft. ii. Modifications Within 5% flexibility threshold of A §304.10 (f): 3. Building Height. Height increases by 1.9% (from 39'-3" to 40'-0") The roof of the tower element has been altered from a flat roof to a shed roof. Modified height remains within standards of the R-1-B zone. iii. Other Site and Architectural modifications: 4. Lot Occupancy. Total lot occupancy increases from 25% to 40% due to the new accessory structure. This remains compliant with the by-right limits of the R-1-B zone. 5. Massing The front tower massing now extends to the first floor for architectural consistency. Notably, the overall length of the principal building is reduced from 51'8" to 49'0" by consolidating the rear into a single plane. 6. Fenestration. Window layouts have been modified, including a strategic reduction of windows on the West elevation to enhance privacy. 7. Front Yard. The modified building reduces the front yard from 30'-6" to 22'-6" to accommodate the accessory structure and remains within the development standards of the R-1-B zone. 8. Rear Yard. The rear yard is reduced from 77'-6" to 25'-0" to accommodate the accessory structure. 9. Areaway. The areaway to access the cellar level has been switched from the West to the East side. 10. Architectural Embellishment. A pergola has been added to the top of the building at the rear as an architectural embellishment meeting the requirements of Subtitle B §306.5 11. Material Changes. Fiber cement siding remains the primary material, supplemented by metal standing seam and natural wood siding in the modified plans. iv. Consistency with previously granted relief The proposed modifications are consistent with the intent of Order No. 20925. The approved 3'6" side yard requirements are maintained on the West side and increased to 3'9" on the East side. Importantly, the modified design continues to satisfy the burden of proof established in the original order: Burden of proof Subtitle D 5201.4 (a) pursuant to Subtitle X 901.3 The Applicant maintains that the modified design continues to satisfy the burden of proof established in the original Order: • Subtitle D § 5201.4(a) (Light and Air): Because the building's total length has been reduced, the impact on light and air to neighboring properties is further mitigated. • Subtitle D § 5201.4(b) (Privacy): Privacy is preserved—and arguably enhanced—by the reduction of windows on the side elevations and the reduction in overall building length.

Certificate of Service

I hereby certify that on 05/20/2026 I will serve a copy of the forgoing motion or request to each Applicant, Petitioner, Appellant, Party, Intervenor, and the Office of Planning on this case via Email

CONTACT INFORMATION

Owner Information

**Name:** Camile Williams

**E-mail:** Camilewilliams@gmail.com

**Address:** 2216 Otis Street, NE Washington, DC 20018

Authorized Agent Information Board of Zoning Adjustment

**Name:** Andrew Murray

**E-mail:** andy@studiomuzz.com

**Address:** 443 2nd Street, SeWashington, DC 20003

District of Columbia  
CASE NO. 20925A  
EXHIBIT NO. 1

Phone No.s: (202)491-4911  
Phone No. Alternate: (484)802-0106

Phone No.s: (202)766-4007  
Phone No. Alternate:

FEE CALCULATOR

| SIGNATURE | Date |
|-----------|------|
|-----------|------|

Andrew Murray5/14/2026

District of Columbia Office of Zoning 441 4th Street, N.W., Ste. 200-S, Washington, D.C. 20001  
(202) 727-6311 \* (202) 727-6072 fax \* [www.dcoz.dc.gov](http://www.dcoz.dc.gov) \* [dcoz@dc.gov](mailto:dcoz@dc.gov)