

May 6, 2026
Applicant Statement

**1625 6th Street NW
Washington DC 20002**

Application for Special Exception for 70% Lot Occupancy

1625 6th St NW

Square: 0477

Lot: 0806

Zone District: RF-1

Relief Sought: Special Exception pursuant to E § 5201.1 (lot occupancy) and X § 901

Narrative

Pursuant to Subtitle X § 901.2 the Applicant seeks a Special Exception from the Board of Zoning Adjustment for relief from E-5201.1, the 60% maximum lot occupancy in the RF-1 zone, and request 70% lot occupancy.

The property is improved with a 2-level single family structure. There is no existing alley access to the lot.

A third floor and rear addition is proposed, along with a conversion to 2-family flats. This application seeks relief for the rear addition to extend up to 70% lot occupancy.

Compliance with Subtitle E § 5201.1

5201.1: For an addition to a principal [residential building](#) on a non-alley [lot](#) or for a new principal residential building on a substandard non-alley record lot as described by Subtitle C § 301.1, the [Board of Zoning Adjustment](#) may grant relief from the following development standards of this subtitle as a special exception, subject to the provisions of this section and the general special exception criteria at Subtitle X, Chapter 9:

(a) [Lot occupancy](#) up to a maximum of seventy percent (70%) for all new and existing [structures](#) on the lot;

The rear addition and balcony will occupy 70% lot occupancy. This will provide space for an additional bedroom on all levels.

Compliance with Special Exception Standards (Subtitle X § 901.2)

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

The proposed relief proposes no significant deviation from the by-right 60% lot occupancy. The existing building remains in harmony with the general purpose and intent of the Zoning Regulations.

2. Will Not Tend to Adversely Affect the Use of Neighboring Property

The rear addition provides a 5' side yard facing the only attached property to the south, 1623 6th St NW. This would reduce and significantly adverse effects on the use of neighboring properties.

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To the north, 1631 6th St NW already extends further toward the rear than the proposed addition the subject property will.

3. Will Meet Any Special Conditions Specified in the Zoning Regulations

The proposal complies with all special conditions in the zoning regulations.

Conclusion

The Applicant respectfully requests that the Board grant the requested special exception to allow for the proposed addition's lot occupancy to be increased to 70%.

The application meets all applicable zoning standards, is consistent with the goals of the Zoning Regulations, and will not adversely affect surrounding properties.

Respectfully submitted,

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