



8360 Greensboro Drive, Suite 323, McLean, VA 22102

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August 25, 2026

Board of Zoning Adjustment
441 4th Street NW, Suite 200S,
Washington, DC 20001

Subject: 205-15th Street NE, WDC 20002 - Rear Addition
DCRA Permit # B-2604998

This is the Statement of Intended Use for the proposed rear addition project for the use of Board of Zoning Adjustments considerations:

EXISTING CONDITIONS:

1. The town house located on square # 1068 SE, lot # 803 at the intersection of 15th St and North Carolina Ave. NE.
2. The current zoning use is Residential Flat "RF-1" for two (2) dwelling units. Currently, It is used as a single family dwelling.
3. The existing structure is a semi-detached unit with front elevation facing west along 15th Street NE, Side elevation facing north is along North Carolina Ave. NE and the Rear elevation facing (east). Along the south side, it is adjoined by the neighbor unit. There are no public alleys for this lot.
4. The two immediate neighbors have no windows facing the rear yard. The rear yard has no visibility from the street.
5. The property is NOT in Historic District which ends on 14th Street NE.
6. This is a corner lot with an area of 1,212 square feet (sf) area. The lot area is less than the minimum regulation of 1,800 sf.
7. The lot coverage for RF-1 zone regulation is 60%.
8. The rear yard requirement is 20 feet. Due to being a corner lot, the existing structure already encroaches this 20 ft rear yard. The actual rear yard varies from 15.4 feet to 5.5 feet along the east property line.
9. This single-family dwelling unit has two levels and basement.
10. The allowed height is 40 feet up to three (3) stories.
11. There is an existing one level porch at front and two level rear porch and steps.
12. The exterior walls are painted brick. The windows are double hung vinyl windows.

PROPOSED PROJECT SCOPE:

13. The proposed two-level addition will replace the existing rear two-level rear porch & steps. The existing basement access stairs & mechanical room will remain at its current location below the proposed addition.
14. First floor addition is 4'-4" x 10'-0". It will include a new rear deck & steps to serve as rear entrance. This addition serves as a small entrance and a powder room. The current rear door will be relocated as the new rear entrance door. The powder room will have a 24x24 vinyl casement window.



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15. Second floor addition is 6'-4" x 11'-0". The bathroom will have a shower, water closet and a sink. There will be a 24"x60" vinyl casement window and a 24"x24" skylight.
16. Proposed materials: The roof of the new addition will be an extension of the existing built-up asphalt roofing. The exterior wall finish will be cement-fiber composite board with trims painted similar to the existing house color. The vinyl windows are white color. The small rear steps & landing will be built with composite decking & railing and pressure treated wood structure.
17. Sun & Shade Assessment: The proposed addition does not cast any shade to the neighbors due to its location at the east & north side of the property.

DOB ZONING ISSUES and PROPOSED BZA RELIEF REQUESTS:

18. Special Exception Relief Request for Rear Yard Setback Requirement: The existing house & rear porch already encroaches the required 20 ft rear yard setback requirement. Due to corner lot configuration, the actual rear yard varies from 14.3 feet to 5.7 feet along the east property line. The required 20 feet rear yard is not feasible. The proposed rear addition does not have any adverse effects on the use and enjoyment of the neighboring dwellings. The owner requests a special exception relief for the rear yard setback requirement.
19. Special Exception Relief Request for the Allowable Lot Occupancy Requirement. for RF-1 zone regulation is 60%. The proposed lot occupancy is 64%. The lot occupancy with the proposed addition will exceed the allowed lot occupancy by only 4%. This does not have any adverse effect on the use and enjoyment of the neighboring adjacent dwellings. Due to the hardships incurred from existing smaller lot area (1,205 sf) and being a corner lot configuration, the owner requests special exception relief for the 4% overage for the allowable lot occupancy requirement.

If you have any additional request for information, please advise.

Best Regards,

C. Kaya Biron

C. Kaya Biron, AIA
Principal, WE DESIGN BUILD
Owner's Representative