

STATEMENT OF EXISTING AND INTENDED USE

Board of Zoning Adjustment Application

1236 D Street SE, Washington, DC 20003

Square 1017, Lot 69 – RF-1 Zone – ANC 6B – Capitol Hill Historic District

Present Use

The property at 1236 D Street SE is improved with an existing two-story attached brick row dwelling, constructed circa 1907, occupied as a single household dwelling. The property is owned by the applicant, Devon Hinojosa, and occupied by the applicant and his partner, Warner Mason.

Proposed Use

The property will continue to be used exclusively as a single household dwelling. No change of use, no additional dwelling units, and no non-residential use of any kind is proposed.

Description of the Proposed Project

The applicant proposes to construct a two-story rear addition to the existing dwelling, with an approximate footprint of 266.7 gross square feet and an approximate total of 533.4 gross square feet across both floors. The addition will accommodate an adjacent remodeled kitchen and new sunroom at the first floor and new bedroom and bathroom space at the second floor, allowing the applicant and his partner to remain in the home as their long-term residence. A new landing and steps below the main floor level will provide access to the rear yard.

The addition extends sixteen feet, zero inches (16'-0") beyond the furthest rear main wall of the adjoining principal residence to the east. There is an extant rear addition on the adjoining property to the west, and both adjoining properties to the east and west have extant garages located near the rear property line. The applicant accordingly requests special exception relief of six feet, zero inches (6'-0") from the ten-foot (10'-0") maximum rear wall projection permitted by 11-E DCMR § 205.4, pursuant to 11-E DCMR §§ 205.5 and 5201 and 11-X DCMR § 901.2. The project complies and will comply with all other applicable development standards of the RF-1 zone, including rear yard setback, lot occupancy, pervious surface, height, and number of stories.

The property is located within the Capitol Hill Historic District, and the design is subject to concurrent review by the Historic Preservation Office. The addition is located entirely at the rear of the dwelling and is not visible from the D Street SE frontage.

Respectfully submitted,

Devon Hinojosa

Devon Hinojosa, Owner

Date: September 14, 2026