

**STATEMENT IN SUPPORT OF THE APPLICATION
(BURDEN OF PROOF)**

Application of Devon Hinojosa
1236 D Street SE, Washington, DC 20003
Square 1017, Lot 69 – RF-1 Zone – ANC 6B – Capitol Hill Historic District

I. Nature of the Requested Relief

Pursuant to 11-X DCMR § 901.2 and 11-E DCMR §§ 205.5 and 5201, the applicant requests a special exception from the rear addition requirements of 11-E DCMR § 205.4 to construct a two-story rear addition to an existing, attached, two-story principal dwelling unit in the RF-1 zone. Subtitle E § 205.4 limits a rear wall of a new addition to a maximum projection of ten feet (10'-0") beyond the furthest rear wall of any adjoining principal residence on an adjacent property. The proposed addition extends sixteen feet, zero inches (16'-0") beyond the furthest rear main wall of the adjoining principal residence; the applicant therefore requests relief of six feet, zero inches (6'-0") from the ten-foot maximum. No other zoning relief is required.

II. Description of the Property and the Project

The subject property is a 2,834-square-foot interior record lot with a width of approximately 16.67 feet and an unusually deep dimension of approximately 170 feet extending from D Street SE to a 30-foot public alley at the rear. The lot is improved with a two-story brick row dwelling constructed circa 1907, occupied by the applicant as a single household dwelling. The proposed addition is a two-story rear extension of approximately 266.7 gross square feet in footprint, containing a remodeled kitchen and new sunroom at the first floor and new bedroom and bathroom space at the second floor.

The project is fully compliant with every other development standard of the RF-1 zone. Lot occupancy following construction will be 36.7 percent (1,041.2 gross square feet), well below the 60 percent (1,700.4 square feet) permitted. Because of the exceptional depth of the lot, the addition maintains a rear yard of approximately 104 feet to the rear property line, more than five times the required 20-foot rear yard. The addition's height of approximately 24 feet is well below the permitted 35 feet and three stories, and the new roof has been deliberately dropped below the slope of the existing roof to minimize parapet height in relation to the existing rooflines. The minimum 20 percent pervious surface area will be provided. The existing open court will be converted to a closed court; there are no court dimensional requirements for a single household dwelling in the RF-1 zone.

III. General Special Exception Standard (11-X DCMR § 901.2)

The Board is authorized to grant a special exception where, in its judgment, the requested relief will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely the use of neighboring property, subject to the specific conditions of Subtitle E § 5201. The proposed addition satisfies this standard. It continues the established pattern of rear additions on this alley-served Capitol Hill block, preserves the single household use of the property, and occupies barely more than one-third of the permitted lot occupancy on a lot of exceptional depth. The relief requested is modest in scope — six feet of additional rear projection on a lot where the rear yard exceeds the requirement more than fivefold. In addition, as noted by the

ANC 6B Planning and Zoning Committee, and owing to the size and configuration of the lot and the adjacent structures, the addition will not be visible from many of the neighboring properties.

IV. Specific Criteria of 11-E DCMR § 5201.4

Subtitle E § 5201.4 requires the applicant to demonstrate that the proposed addition will not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, with particular reference to the following factors.

(a) The light and air available to neighboring properties shall not be unduly affected. The addition is two stories and approximately 24 feet in height, matching the scale of the existing dwelling and of neighboring structures, and substantially below the 35-foot height permitted as a matter of right. The new roof is dropped below the slope of the existing roof specifically to minimize parapet height in relation to the existing rooflines as seen from adjoining properties. The adjacent property to the west has an existing rear addition of its own, and both adjoining properties feature existing rear garages fronting the public alley; the proposed addition is consistent with this established development pattern. Given the exceptional 170-foot depth of the lots on this block and the modest footprint of the addition, ample open space, sky exposure, and air circulation remain at the rear of all adjoining properties. The rear yards on this block face north; the addition therefore casts its shadow principally northward into the applicant's own rear yard, which extends approximately 104 feet to the public alley, rather than onto adjoining properties. The principal southern solar exposure of the adjoining dwellings, which is drawn over the D Street SE frontage, is unaffected by the addition. In addition, the abutting neighbors to both the east and the west have reviewed the proposed design and expressed their support; the owners of the abutting property to the west have provided written confirmation, attached as Exhibit A.

(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised. All new fenestration in the addition faces the rear of the subject lot, toward the applicant's own deep rear yard and the public alley beyond; no new windows face directly into adjoining side yards or dwellings at close range. Norman Smith Architecture confirms that no fenestration whatsoever is proposed on either the east or west side elevation of the addition. Second-floor rear access is limited to a Juliet balcony with doors rather than an occupiable deck or roof terrace, a design choice made specifically to avoid creating an elevated outdoor vantage over neighboring yards.

(c) The addition, together with the original 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 subject street frontage. The addition is located entirely at the rear of the dwelling and is not visible from the D Street SE frontage; the existing front elevation, including its previously permitted and approved replacement windows, is unaltered. As viewed from the 30-foot public alley, the addition reads as a modest two-story rear extension consistent in height and width with the existing dwelling and with the rear additions and garages already present on adjoining lots. Exterior materials are of high quality and compatible with the historic district context — fiber cement V-groove siding with a traditional 7-inch exposure, smooth panel and dimensional trim, and wood casement windows with traditional mullions and muntins — and the design is subject to concurrent review by the Historic Preservation Office for compatibility with the Capitol Hill Historic District. Notably, the property directly across D Street SE from the subject

property is the Watkins Elementary School campus and playing field; there are no residential properties facing the subject property across its street frontage.

(d) In demonstrating compliance, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition to adjacent buildings and views from public ways. The application includes the architectural drawing set prepared by Norman Smith Architecture (ANC PZ review set dated July 7, 2026), comprising the existing conditions site plan, proposed site plan, proposed first and second floor plans, existing and proposed exterior elevations depicting adjacent structures, a window enlargement detail, and a schematic building section, together with color photographs of the property. These drawings depict the relationship of the addition to the adjoining buildings, including the neighboring rear addition and garages, and demonstrate the views from the public alley.

V. Advisory Neighborhood Commission and Community Outreach

The property is located within Advisory Neighborhood Commission 6B. In advance of filing this application, the applicant presented the project to the ANC 6B Planning and Zoning Committee on July 9, 2026, where it was approved and the committee agreed to present it to the full ANC as a consent item. The application was submitted to the full Commission on July 14, 2026, and the ANC approved providing a letter of support once the BZA and HPO docket numbers are provided. The Historic Preservation Office has confirmed that the project will be reviewed at the staff level under the HPRB's delegation authority, and the HPO staff email confirming this determination has been provided to the ANC in lieu of an HPO docket number; the BZA docket number will be provided to the ANC when received. The applicant has personally contacted every household on the subject block face and the adjoining 13th Street properties backing the public alley. As of the date of this statement, no neighbor has expressed any objection or concern regarding the addition itself.

Written statements of support received to date are attached as exhibits: from the owners of the abutting property immediately to the west (Exhibit A); from the owner of 335 13th Street SE, whose property backs up to the public alley from which the addition is visible (Exhibit B); and from the owner of 1232 D Street SE (Exhibit C). The owners of the abutting property immediately to the east have reviewed the plans and confirmed their support, and have asked the architect to confirm that no fenestration is proposed on the east side elevation — confirmation that Norman Smith Architecture has provided. Those owners are currently abroad and are expected to return to the District in October 2026; their written statement has been requested and will be filed in the record upon receipt. Additional written statements of support will be filed in the record as they are received.

VI. Conclusion

The requested special exception is modest, is consistent with the established pattern of rear additions on this block, and satisfies both the general standard of Subtitle X § 901.2 and each of the specific criteria of Subtitle E § 5201.4. The applicant respectfully requests that the Board grant the requested relief.

Respectfully submitted,

/s/ DEVON HINOJOSA

Devon Hinojosa, Owner

Date: September 14, 2026