

BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

FORM 120 - APPLICATION FOR VARIANCE AND/OR SPECIAL EXCEPTION

GIS INFORMATION

Square	Lot(s)	Zone	ANC
1017	69	RF-1	6B07

Address of Property: 1236 D Street SE, Washington, DC 20003

ZONING INFORMATION

Relief from section(s): E § 207.4**Type of Relief:** Special Exception

Brief description of proposed project: Construction of a two-story rear addition (approximately 266.7 SF footprint; approximately 533.4 gross square feet total) to an existing two-story attached row dwelling, containing a remodeled kitchen and new sunroom at the first floor and new bedroom and bathroom space at the second floor. The addition extends 16 feet beyond the furthest rear main wall of the adjoining principal residence to the east, requiring special exception relief of 6 feet from the 10-foot maximum rear projection under Subtitle E § 207.4, pursuant to Subtitle E §§ 5201.3(c) and 5201.4 and Subtitle X § 901.2. The project complies with all other applicable development standards of the RF-1 zone, including rear yard setback, lot occupancy (36.7% proposed vs. 60% permitted), height, number of stories, and pervious surface. The property is located within the Capitol Hill Historic District; HPO has confirmed staff-level review under the delegation authority of the HPRB.

Present use of Property: Single household dwelling (single-family attached row house)**Proposed use of Property:** Single household dwelling (no change in use)

CONTACT INFORMATION

Owner Information**Name:** Devon Hinojosa**E-mail:** hinojosa.devon@gmail.com**Address:** 1236 D Street SE Washington, DC 20003**Phone No.s:** (254)717-5071**Phone No. Alternate:****Authorized Agent Information****Name:** Devon Hinojosa**E-mail:** hinojosa.devon@gmail.com**Address:** 1236 D Street SE Washington, DC 20003**Phone No.s:** (254)717-5071**Phone No. Alternate:**

WAIVERS

- **Solar:**
- Pursuant to Subtitle D § 208.1/E § 206.3, I hereby certify there is no solar energy system on an abutting property

FEE CALCULATOR

Fee Type	Fee	Unit	Total
Owner-occupied dwelling - single dwelling unit or flat, regardless of the number of variances and/or special exceptions	\$325	1	\$325
Grand Total			325

SIGNATURE

Date

Devon Hinojosa

9/24/2026

Board of Zoning Adjustment
District of Columbia
CASE NO. 21542
~~EXHIBIT NO. 1C~~

