

Burden of Proof
Special Exception Application
1225 F Street NE

To: **The Office of Zoning**
Government of the District of Columbia
Suite 210 South
441 4th Street, NW
Washington DC 20001

From: **Jennifer Fowler**
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Date: July 7, 2026

Subject: **BZA Application, William Schultheiss**
1225 F Street NE (Square 1007, Lot 0063)

William Schultheiss, owner of 1225 F Street NE, hereby applies for a special exception pursuant to Subtitle X, Chapter 9, to expand a one-story garage with a second floor. The zoning relief requested is as follows:

Application of William Schultheiss, pursuant to 11 DCMR Subtitle X Chapter 9, for a special exception under Subtitle E §5201, from the building area limitations for an accessory building pursuant to Subtitle E §5003.1, to expand an existing one-story garage with a second-floor addition in the RF-1 zone, at premises 1225 F Street NE (Square 1007, Lot 0063).

I. Summary:

This special exception qualifies under ZR-16 Subtitle X, Chapter 9, because the proposed addition will not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property.

Subtitle E § 5003.1: Relief is requested from the accessory structure building area limitations in the RF-1 zone.

II. Qualification of Special Exception

5201 Special Exception Review Standards

By satisfying the requirements of E-5201.2 and E-5201.4 through E-5201.6, the application also meets the general special exception requirements of X-901.2.

5201.4 *An application for special exception relief under this section shall demonstrate that the proposed addition, new building, or accessory structure shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, specifically:*

(a) The light and air available to neighboring properties shall not be unduly affected;

1223 F Street NE

The proposed garage lies to the east of 1223 F Street NE. 1223 F and 1225 F are separated by a 15' wide public alley. Additionally, 1223 F has four garages of various heights that abut the shared alley. The proposed garage is approximately 76' away from the rear wall of 1223 F, so there will be no impact to the house or yard in terms of light and air.

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1227 F Street NE

The proposed garage lies to the west of 1227 F Street NE. The garage yard façade is approximately 65' away from the rear wall of 1227 F Street NE. Additionally, 1227 F Street has an existing garage that is the same depth as the garage at 1225 F. The proposed garage addition will have some impact on the light and air available to 1227 F Street NE, but the impact will be limited to the rear yard during the afternoon hours in the summer and spring/fall.

Neighbors to the South

The neighbors to the south are separated from the proposed garage addition at 1225 F Street NE by a 30' wide public alley. The houses on E Street NE directly to the south all have garages and deep back yards. Given the distance to the houses to the south, as well as the fact that the proposed garage sits to the north, there will be no impact to the light and air available to the neighbors to the south.

- (b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;*

1223 F Street NE

The proposed garage lies to the east of 1223 F Street NE. 1223 F and 1225 F are separated by a 15' wide public alley. Additionally, 1223 F has four garages of various heights that abut the shared alley. The proposed garage is approximately 76' away from the rear wall of 1223 F, and the proposed garage has no new windows on the east facade. As a result, views into the rear windows of 1223 F Street will be very limited.

1227 F Street NE

The proposed garage lies to the west of 1227 F Street NE. The garage yard façade is approximately 65' away from the rear wall of 1227 F Street NE. The second floor of the garage will include south-facing windows. There will be windows on the west façade. The first floor will not have any additional windows on the yard façade than it currently has. The proposed garage addition will have some impact on the privacy available to 1227 F Street NE, but the impact will not be undue.

Neighbors to the South

The neighbors to the south are separated from the proposed garage addition at 1225 F Street NE by a 30' wide public alley. The houses on E Street NE directly to the south all have garages and deep back yards. Given the distance to the houses to the south, the proposed garage expansion will not impact the privacy enjoyed by the neighbors to the south.

- (c) The proposed addition or accessory structure, together with the original building, or the proposed new 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 street and alley frontage;*

The proposed garage will be at the rear of the property and will only be minimally visible from a public street. The existing square is extremely dense. Many of the existing houses have garages at the rear of their properties. Additionally, there are existing two-story garages of similar massing along the shared alley. The proposed garage will be constructed with high quality materials and will be appropriate in scale for the existing houses on the alley.

- (d) In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition, new building, or accessory structure to adjacent buildings and views from public ways*

901 Special Exception Review Standards

901.2 The Board of Zoning Adjustment is authorized under § 8 of the Zoning Act, D.C. Official Code § 6-641.07(g)(2), to grant special exceptions, as provided in this title, where, in the judgement of the Board of Zoning Adjustment, the special exceptions:

- a. *Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;*

The garage will be visible from the alley, with only an oblique view from the street frontage on F Street NE. The proposed addition will be constructed with siding to match the existing structure. The property at 1229 F Street NE has a garage that has similar massing to what is proposed. The proposed expansion is modest in size and will be appropriate in scale for the existing alley.

- b. *Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps;*

As described more fully above, the addition will minimally impact the light and air or privacy of the neighboring properties.

902 Application Requirements

An application for a special exception shall meet the requirements of Subtitle Y § 300.

Along with this application, we have included the following items:

- a) Photos of the existing house and surroundings;
- b) Plan and elevation drawings of proposed addition, including a site plan showing the relationship of the proposed addition to adjacent buildings.
- c) Official Plat from the DC Office of the Surveyor.

If you require any further clarification or have any questions regarding the application, we are available at any time to discuss them with you.

Thank you,



Jennifer Fowler
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