

July 27, 2026

DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Statement in Support of Special Exception Approval
71 V ST NW Washington, DC 20001 (Square 3118, Lot 0041)

I INTRODUCTION

This statement is submitted on behalf of 71 WAB V Street LLC, owner of the property location at 71 V ST NW (Square 3118, Lot 0041). The Property is in the RA-1 zone district between North Capitol ST and 1st St NW. The current use of the property is Single Family Residence.

The Applicant is requesting special exception approval pursuant to 11-E DCMR § 207.4 to construct a rear addition further than the adjoining structure in the RF-1 zone:

“Notwithstanding Subtitle E § 207.1 through 207.3, a rear wall of a row or semi-detached building shall not be constructed to extend farther than ten feet (10 ft.) beyond the farthest rear wall of any adjoining principal residential building on any adjacent property.”

II JURISDICTION OF THE BOARD

The Board has jurisdiction to grant the special exception approval requested pursuant to Subtitle E § 207.5.

“A rear wall of a row or semi-detached building may be constructed to extend farther than ten feet (10 ft.) beyond the farthest rear wall of any adjoining principal residential building on any adjacent property if approved by the Board of Zoning Adjustment as a special exception pursuant to

Subtitle X, Chapter 9 and subject to Subtitle E § 5201 if applicable.”

III BACKGROUND

A) Description of the Property and Surrounding Area

The Subject Property is an attached structure, zoned RF-1 with a total land area of 2,592 square feet. The Applicant is proposing to reconstruction a rear addition that was demolished during construction. The reconstruction of the addition is past 10’ of the adjoining structure therefore triggering the relief required. The Property is located mid block between North Capitol St and 1St St NW. To the east of the Property is the address 69 V ST NW and to the west is the address 73 V ST NW, both are Single-Family attached structure. To the north of the Property is public alley and the south is attached to V ST NW.

B) Description of the Proposed Project.

The Applicant proposes to reconstruct a demolished rear addition in the same footprint and to the same height as the previous condition. During the construction under B250425, the contractor rebuilt the addition which was out of scope for the permit. The office of Zoning considers the demolition and rebuilding of the addition to be new construction of the addition, therefore requiring compliance with 11-E DCMR § 207.4.

IV THE APPLICATION SATISFIES SPECIAL EXCEPTION REQUIREMENTS OF SUBTITLE 11-X DCMR § 901.2 AND 11-E DCMR § 5201.

I Overview.

Pursuant to Subtitle X § 901.2 of the Zoning Regulations, the Board is authorized to grant special exception relief where, in the judgment of the Board, the special exception 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. In reviewing applications for a special exception under the Zoning Regulations, the Board’s discretion is limited to determining whether the proposed exception satisfies the relevant zoning requirements. If the prerequisites are satisfied, the Board

ordinarily must grant the application. See, e.g., Nat'l Cathedral Neighborhood Ass'n. v. D.C. Board of Zoning Adjustment, 753 A.2d 984, 986 (D.C. 2000)

A) General Special Exception Requirements of Subtitle X § 901.2.

The granting of a special exception in this case “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 in accordance with the Zoning Regulations and Zoning Maps ...” (11 DCMR Subtitle X § 901.2). The RF-1 zone allows for rear additions and lists a rear yard setback requirement. This project is far from the rear yard setback, less than maximum lot occupancy, and is a reconstruction of a previously built addition. The Project is in harmony with the general purpose and intent of the Zoning Regulations, as the proposal is for a rear addition within the allowable volume of the zone. Many structures on this block feature rear additions of varying lengths. The proposed structure is unlikely to adversely affect the use of the neighboring residential developments as it is to be rebuilt

B) RF Zones Special Exception Requirements of Subtitle E § 5201.4

The granting of special exception for a proposed addition in this case shall not adversely effect the use or enjoyment of any abutting or adjacent dwelling or property. Foremost, this structure was previously constructed. This proposal is simply to rebuild the existing addition in the same footprint and height as it was. Therefore, the proposed will be near identical in volume to the previous.

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

The proposed is the same volume that has existed previously, and therefore shall not unduly affect the neighboring properties' light and air.

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

The proposed is the same volume that has existed previously, and therefore shall not unduly affect the neighboring properties' privacy of use and enjoyment.

(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; and

The block of the proposed addition has many properties with varying additions, and therefore it is in kind with the character, scale, and pattern along the alley frontage. The addition is not visible from the front.

(d) In demonstrating compliance with paragraphs (a), (b), and (c) of this subsection, the applicant shall use graphical representations such as existing and proposed plans, elevations and section drawings, as well as photographs including ones demonstrating the overall streetscape and pattern and character, sufficient to represent the relationship of the proposed addition, new building, or accessory structure to adjacent buildings and views from public ways.

Plans are provided to the BZA via the application process.

V Conclusion

For the reasons stated above, this Application meets the requirements for special exception approval by the Board, and the Applicant respectfully requests that the Board grant the requested special exception approval.

Respectfully Submitted,

R. Michael Cross NCARB LEED AP

Principal Architect