

August 28, 2026

Office of Zoning
441 4th Street, NW
Ste. 200S
Washington, DC 20001

Re: Special Exception for 1624 D Street, NE DC 20002

Burden of Proof Statement

Description of Project

The applicant, owner of the property at 1624 D St NE, Washington, DC 20002, is proposing to construct a 13'-11 1/2" x 16'-11" screened-in deck on the rear of the property.

The existing structure is zoned RF-1 and is a 2-story with basement single family fully attached rowhouse on both sides (Ease & West) sharing a party wall with the property to the West, 1622 D St NE Washington DC 20002 (fully attached rowhouse on both sides), and sharing a party wall with the property to the East, 1626 D St NE Washington DC 20002 (fully attached rowhouse on both sides).

The property already contains a small rear deck, and this permit will cover the extension of that deck. A new 5' privacy panel will serve as the proposed deck railing on the sides of the deck, and a new 3' privacy panel and plant box will serve as the proposed deck railing on the north side of the deck for added safety and security. The northwest corner of the deck railing will consist of vertical slats extending from the floor of the deck to the ceiling. The deck will be screened-in and enclosed above with a clear panel. This new deck will extend over the existing parking spaces below, at the lower level and will be 10' - 7 1/2" away from the existing public alley. The parking area underneath will remain unenclosed.

The applicant is specifically requesting relief from the following zoning rules:

Number	Type of Relief	Zoning Sections	Reason [or Basis]
1	Special exception	E – 207.1	The proposed rear yard setback does not meet the minimum requirement.
2	Special exception	E – 210.1	The proposed percentage of lot occupancy exceeds the maximum allowed as a matter of right.

Relief #1 – Special Exception (minimum rear yard)

The first type of relief sought is a Special Exception because the proposed rear yard setback does not meet the minimum requirement. The Notes and Computations attachment to Form 135 indicates that the existing rear yard setback is 20 feet. Subtitle E – 207.1 requires that the minimum rear yard setback in zone RF-1 is 20 feet. The proposed construction will result in a rear yard setback of 10.875 feet, which is a difference of 9.125 feet from the existing condition.

Board of Zoning Adjustment
District of Columbia
CASE NO. 21535
EXHIBIT NO. 8

Allowing this rear yard variance will not, however, affect the light and air available to neighboring properties. The proposed deck on the rear of the property does not substantially visually intrude upon the character, scale and pattern of houses along the street alley frontage, due to the existence of other tall fences and structures on neighboring properties on the rear alley.

The sun shading analysis for all four seasons is included in the application to show any impact of the proposed construction on the available light to neighboring properties on the rear alley.

Relief #2 – Special Exception (lot occupancy)

The second type of relief sought is a Special Exception due to exceeding the maximum allowable lot coverage. The proposed 13'-11 1/2" x 16'-11" screened-in deck will be 236.13 square feet. The "Notes and Computations" attachment to Form 135 shows that the *existing* conditions reflect a lot coverage of 60.65%. DC Zoning Regulations, Title 11, Subtitle E – 210.1 requires that the maximum allowable lot coverage is 60%. Thus, the existing conditions already exceed the allowable lot coverage. The proposed construction will cover an additional 154.15 square feet of the lot, adding another 9.96% to the lot coverage. In total, therefore, the proposed construction will constitute 69.96% lot occupancy.

By seeking relief from items in Subtitle E – 210.1, the applicant is allowed to request relief via special exception per Subtitle E – 5201.1(a), which provides as follows:

For an addition to a principal residential building on a non-alley lot or for a new principal residential building on a substandard non-alley record lot as described by Subtitle C § 301.1, the Board of Zoning Adjustment may grant relief from the following development standards of this subtitle as a special exception, subject to the provisions of this section and the general special exception criteria at Subtitle X, Chapter 9:

- (a) Lot occupancy up to a maximum of seventy percent (70%) for all new and existing structures on the lot;*

The applicant confirms that the proposed construction meets the requirements of Subtitle E – 5201.1 (a). The construction will not exceed the 70% allowable lot occupancy in the Subtitle. Additionally, the light and air of adjacent buildings are not adversely affected by the proposed deck. The proposed deck is 13'-11 1/2" long from the existing rear wall, and the structure will be screened in with a clear roof, allowing light and air to pass through the existing alley. The orientation of the back of the house is north facing, so the shadows are projected through the rear of the property for much of the year, meaning that the proposed deck structure will not have a huge impact on the amount of natural light available to the neighbors.

Furthermore, as demonstrated in the included photos, the neighbors to the West of the subject property have installed sun shades to shield their backyard from light, and the neighbors to the East have a car port covering that covers the entirety of their backyard. Accordingly, the proposed construction will not create any additional barriers to light for those neighbors.

Moreover, the privacy of use and enjoyment of neighboring properties will not be unduly compromised by the construction of the proposed deck. The deck has been designed with privacy walls 5' tall along the property lines shared with the west and east properties to provide separation and to respect the privacy of the adjacent neighbors.

Conclusion

Through this application and accompanying drawings, the applicant is demonstrating that the design meets the special exception review standards of **Subtitle X, Section 901.2 (a-c)**.

901.2 (a) - *The proposed is in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps for an RF-1 zone.*

The use remains an attached rowhouse with no more than 2 dwellings, and the proposed deck does not affect or increase the height of the overall structure.

901.2 (b) - *The proposed deck does not affect adversely, the use of neighboring property in accordance with the Zoning Regulations.*

To verify this, the owners have shared their plans and rendering with the adjacent neighbors. The neighbors at both 1622 D St NE and 1626 D St NE received copies of the drawings and provided letters of support.

Thank you for your consideration.

Respectfully,



Ioana C. Meyer