Applicant Statement
Special Exception Application

2724 Ontario Road NW (Square 2580, Lot 0418)

To:	The Board of Zoning Adjustment Government of the District of Columbia Suite 210 South 441 4th St., NW Washington, DC 20001
Date:	November 3, 2026
Subject:	Construction of an approximately 12.5′ x 17.5′ covered rear deck more than 4′ above grade at an existing attached row house, requiring special exception relief for lot occupancy and rear yard setback.

1. Nature of Relief Sought

This statement is submitted on behalf of Tim Nelson, owner of the property located at 2724 Ontario Road NW (SSL 2580 0418) (the "Subject Property") in support of his application for

a. Special exception relief pursuant to Subtitle E § 210.1from E § 5201 (Lot occupancy requirements), to allow the construction of a covered rear deck more than 4′ above grade at an existing attached, single-family home that increases lot occupancy beyond the 60% matter-of-right maximum for zone RF-1, to a proposed 69.37%.

b. Special exception relief pursuant to Subtitle E § 207.1 from E § 5201 (Rear Yard requirements), to allow a proposed rear yard of 8′-6 3/4″ where 20 feet is required in the RF-1 zone.

2. Background

A. Description of the Property and Surrounding Area.

The Subject Property is located in an RF-1 Zone in Ward 01, ANC 1C, Single Member District 1C05, and contains 1,868 SF of land area. It is improved with an attached single-family row house. The existing building footprint is 1,076.33 SF, resulting in an existing lot occupancy of 57.62%. The Subject Property has party-wall neighbors on both sides, and the adjoining properties have rear decks that establish the immediate rear-yard building pattern.

B. Proposed Project

The Applicant is proposing to construct an approximately 12.5′ x 17.5′ covered rear deck at the rear of the Subject Property. The deck is more than 4′ above grade and adds 219.52 SF to the lot occupancy calculation. The stairs serving the deck are not included in the lot occupancy calculation pursuant to Section 312.4(e).

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The RF-1 matter-of-right lot occupancy is 60%, which permits 1,120.80 SF of lot occupancy on the 1,868 SF lot. Special exception relief may permit lot occupancy up to 70%, or 1,307.60 SF. The existing footprint of 1,076.33 SF plus the proposed 219.52 SF covered deck results in 1,295.85 SF of total lot occupancy, or 69.37%. This leaves 11.75 SF below the 70% special-exception limit.

The proposed rear deck does not extend past the rear extent of either adjoining party-wall neighbor's rear deck. This maintains the established rear-yard building pattern on both sides of the Subject Property. The RF-1 rear-yard requirement is 20 feet; the proposed rear yard is 8'-6 3/4", requiring relief from E § 207.

3. Application for Special Exception Relief

A. Description of the requested relief.

The Property is located in the RF-1 zone, where the maximum matter-of-right lot occupancy is 60% and the minimum required rear yard is 20 feet. The Applicant seeks special exception relief pursuant to Subtitle E § 5201 from E § 210 to permit a proposed lot occupancy of 69.37%, below the 70% special-exception maximum, and from E § 207 to permit a rear yard of 8'-6 3/4".

B. The Application meets the Special Exception Review Standards pursuant to Subtitle X, Chapter 9 and the applicable review standards for relief under Subtitle E § 5201.

The requested relief qualifies for consideration as a Special Exception because the project a) will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and b) will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps.

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

> The proposed covered deck will not unduly affect the light and air available to neighboring properties. Although the project reduces the rear yard from the 20-foot requirement to 8'-6 3/4", the approximately 12.5' x 17.5' deck does not extend farther into the rear yard than the rear decks on either adjoining property. Keeping the proposed deck within the rear projection already established by the neighboring decks limits additional massing beyond the existing rear-yard building pattern.

(2) The Privacy of use and enjoyment of neighboring properties shall not be unduly compromised;

> The privacy and use and enjoyment of neighboring properties will not be unduly compromised by the proposed deck or the requested rear-yard relief. The deck is positioned within the established rear-deck zone and does not project farther into the rear yard than either adjoining neighbor's deck, limiting the creation of new sightlines beyond the pattern already present at the adjacent properties.

(3) The addition or accessory structure, 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 proposed work is located at the rear of the principal building and follows the depth of the existing rear decks on the adjoining properties. As a result, the covered deck and requested reduction in rear yard are consistent with the established scale and pattern of rear-yard improvements immediately surrounding the Subject Property and do not extend beyond the neighboring rear-deck building line.

4. Conclusion

For the reasons outlined by the Applicant's Statement, the established rear-deck pattern of the adjoining properties, the limited scope of the proposed work, the fact that the proposed 69.37% lot occupancy remains below the 70% special-exception limit, and the relationship of the proposed 8'-6 3/4" rear yard which is a greater setback compared to the existing neighboring rear decks, the Applicant respectfully requests special exception relief from E § 210 (Lot Occupancy) and E § 207 (Rear Yard) pursuant to E § 5201.