PLYS
ARCHITECTURE
DEVELOPMENT

October 28, 2026
Applicant Statement

2810 Sherman Ave NW
Washington DC 20002

BZA Application for Special Exception
2810 Sherman Ave NW
Square: 2857
Lot: 0045
Zone District: RF-1
Relief Sought: Special Exception pursuant to:
E § 210.1 & E § 5201.1 - lot occupancy
U § 320.2 – for a third residential unit
E § 207.4 & 207.5 – Rear addition beyond 10'

Narrative

Pursuant to Subtitle X § 901.2 the Applicant seeks Special Exceptions from the Board of Zoning Adjustment for relief from E-210.1, the 60% maximum lot occupancy in the RF-1 zone, and request 70% lot occupancy. Also seeking relief from U § 320.2 for a third residential unit, and E § 207.4 & 207.5, for a rear addition beyond the 10' maximum.

The property is currently improved with a 2-level single family structure. There is no existing alley access to the lot. A side yard exists on the south side and will be retained as an access to the proposed rear addition.

A third floor and rear addition is proposed, along with a conversion to 3-Unit apartment house. The third floor is setback almost 7' from the primary facade in an effort to maintain the character of abutting 2-level structures.

Compliance with Subtitle E § 5201.1, relief from Subtitle E § 210.1

> *5201.1: 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 proposed rear addition and balcony will occupy 70% lot occupancy. This space will be occupied mainly by the proposed 3rd unit.**

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Compliance with Subtitle E § 5201.4

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;
Properties to the south will retain their current light and air as the proposed addition will not shade their rear yards and more than they currently are.
Shading will occur rear yard of lot 822 to the north.

(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;
The use and enjoyment of the properties to the south remain unaffected, as the proposed rear addition does not contain windows facing the rear yards
Privacy will be maintained at lot 822 to the north as there are no windows proposed on the property line facing that direction.

(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 lot occupancy variation occurs at the rear yard only, it has no effect on the street front view.

(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.
Architectural plans provide showing elevations, with setback third floor.

Compliance with Subtitle U § 320.2

320.2

The conversion of an existing residential building existing on the lot prior to May 12, 1958, to an apartment house, or the renovation or expansion of an existing apartment house deemed a conforming use pursuant to Subtitle U § 301.4 that increases the number of units, shall be permitted in any of the RF-1 zones if approved by the Board of Zoning Adjustment as a special exception pursuant to Subtitle X, Chapter 9, and subject to the following conditions:

1. *(a) The building to be converted or expanded is in existence on the property at the time the Department of Buildings accepts as complete the building permit application for the conversion or expansion;*
2. *(b) The fourth (4th) dwelling unit and every additional even number dwelling unit thereafter shall be subject to the requirements of Subtitle C, Chapter 10, Inclusionary Zoning, including the set aside requirement set forth at Subtitle C § 1003.10; and*
3. *(c) There shall be a minimum of nine hundred square feet (900 sq. ft.) of land area per each existing and new dwelling unit.*

The existing lot contains 3,000 sq ft, well beyond the 900 sq ft required per-unit in (c) listed above.

Compliance with Subtitle E § 207.4 & 207.5

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.

The proposed rear addition extends 46’-7” past the existing adjacent rear wall of lot 822 to the north. This exceeds the 10’ maximum by 36’-7”.
This lot is unusually large for the RF-1 zone at 3,000 sq ft, but not quite large enough to subdivide into two lots of the minimum 1,800 sq ft. The large rear yard provides an opportunity for the third unit to be provided via special exception. This can only be achieved with relief from the 10’ maximum rear addition.

Compliance with Special Exception Standards (Subtitle X § 901.2)

1. Will be in Harmony with the General Purpose and Intent of the Zoning Regulations and Maps
   The proposed relief proposes no significant deviation from the by-right 60% lot occupancy. The existing building remains in harmony with the general purpose and intent of the Zoning Regulations.

2. Will Not Tend to Adversely Affect the Use of Neighboring Property
   There are no windows facing directly at either southern or northern adjacent properties, thus maintaining their privacy and use of the rear yards.

3. Will Meet Any Special Conditions Specified in the Zoning Regulations
   The proposal complies with all special conditions in the zoning regulations.

Conclusion

The Applicant respectfully requests that the Board grant the requested special exceptions.

The application meets all applicable zoning standards, is consistent with the goals of the Zoning Regulations, and will not adversely affect surrounding properties.

Respectfully submitted,

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