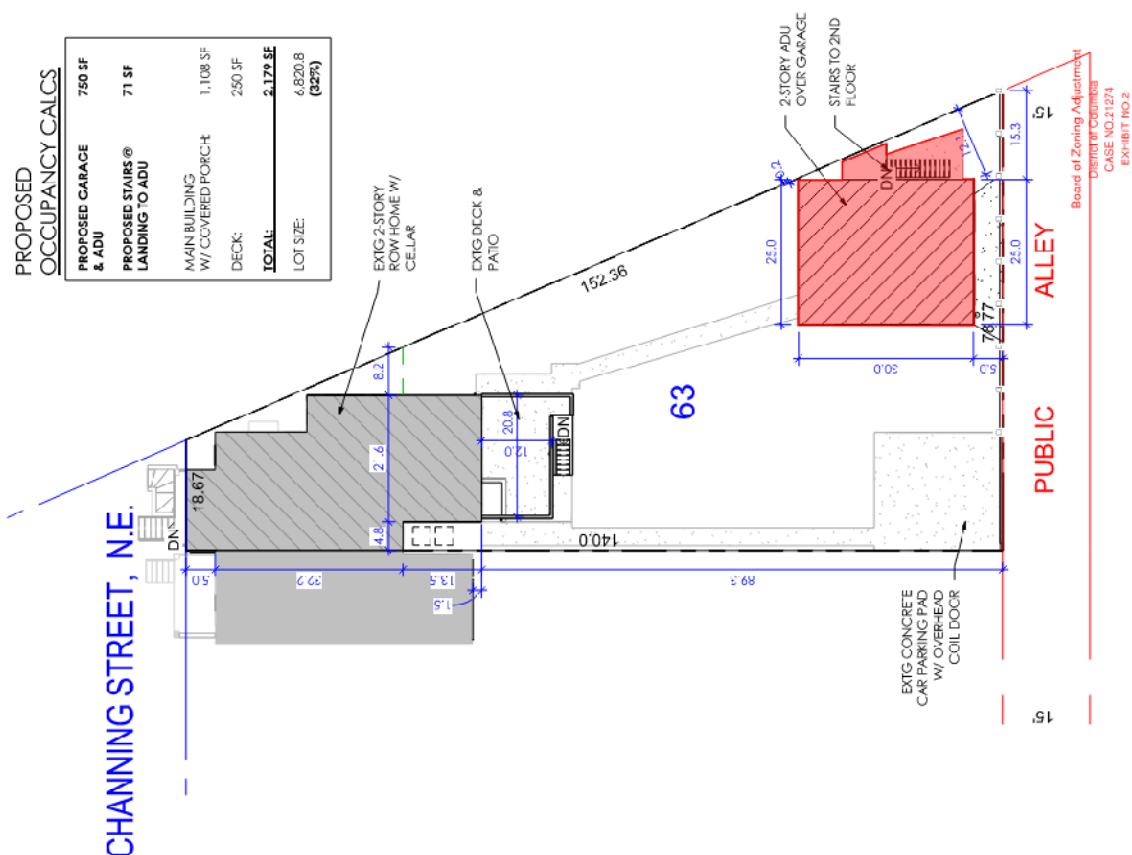


### *Intake Form: Consideration of Special Exceptions and Variances*

**Project Name / Address / BZA Case No.:** 21274, 21 Channing St, NE  
**Reviewer(s):** Kirby Vining / Brian Gafney / Jennifer Ragins / Adam Stevenson  
**Date of Applicant Presentation before ANC:** 3/18/25  
**Response is due to ANC Commissioners:** 3/14/25

The application describes a partial demolition, alteration and addition to an existing single story accessory building currently used as an enclosed garage accessed from the alley between Channing Street and Bryant Street Northeast. The application shows an increase of approximately 2% of the building footprint as well as the addition of a second-story accessory apartment. The lot size and shape is unique as it is wedge shaped and substantially larger than the average lot sizes throughout the ANC-5E neighborhood. The existing building and the proposed accessory structure do not exceed the prescribed limitations of the zoning regulation other than the maximum building area for an accessory building.

Below is an excerpt from exhibit 2 of the submitted documents, highlighting the extent of the proposed work highlighted in red.



## **Summary of Variances or Special Exceptions:**

The special exception relief under Subtitle D, 5201.4(a - d) describes the considered factors for potential relief weighed by the BZA for an accessory building. The specific zoning provision the applicant is requesting relief is Subtitle D, 5003.1

5003.1      The maximum building area for an accessory building in an R zone shall be the greater of thirty (30%) of the required rear yard area or four hundred and fifty square feet (450 sq. ft.).

The applicant is requesting to exceed the 450 square foot building area of an accessory structure, proposing an 821 square foot accessory building. There are no specific area increase limits defined within the current zoning regulation and is solely at the discretion of the Board of Zoning Adjustments.

Due to the shape of the lot, specifically its boundary line with the adjacent cemetery, the lot size is substantially larger than a typical rowhouse lot within ANC 5E. This greater generosity in site area as well as the location of the accessory building on the site, presents a greater opportunity to add density without impacting the light and air to neighboring properties, the privacy and enjoyment of neighboring properties and does not visually intrude upon the character, scale and pattern of houses as viewed from the alley.

**Summary of Issues Raised During ANC and/or Committee Meeting:** This application is scheduled to be discussed during the public ANC meeting on 3/18/25. It was reviewed during the 3/11/25 Historic & Zoning Committee Meeting. The Owner's land-use council, Martin Sullivan of Sullivan & Barros reached out to the ANC and the Zoning Committee to present their proposed addition. The committee questioned the reasons for the increase in area, side yard setbacks and rear yard setbacks. Both the rear yard and side yard setback questions were answered to the satisfaction of the committee. Regarding the area increase, the unique shape and size of the lot presented the opportunity to create an accessory apartment unit above grade, were the majority of accessory apartments within ANC-5E are within basements below grade. The committee's concerns were mainly focused on the physical impacts to the surrounding neighbors and our community as a whole. Per Subtitle D, 5201.4(a - d), we reviewed the impacts to the light and air to neighboring properties, the privacy and enjoyment of neighboring properties as well as the visually impacts upon the character, scale and pattern of houses as viewed from the alley. The committee determined while there is never "no impact" when adding to a building, the proposed design does not impact the criteria listed in the regulation and is an overall positive addition to our community.

## **Community Reaction(s), if known:**

The Owner's representative confirmed the DC Office of Planning notified the neighbors within a 200'-0" of the property. Additionally, the Owner's representative notified the same group of neighbors independently. Commissioner Vining stated during the meeting that he has responded to resident questions pertaining to the proposed addition but no opposition was voiced to him. The committee inquired if the Owner or Owner's representative had reach out directly to the neighbors directly adjacent to the property and directly across the alley. The Owner stated they have had several verbal discussions with neighbors and no opposition has been voiced to them.

**Likely Impacts to the Community:**

Positive, creating a permissible accessory apartment with good natural light and air exposure.

**Reviewer's Recommendation to the Zoning Committee:**

The Zoning Committee unanimously voted to recommend support of this application.

**Additional Reviewer Notes, if any:**

N/A