

1247 E Street, SE Washington, DC 20003



BZA #19196:

Variance to convert Lower Level storage space into Residential Unit

Board of Zoning Adjustment
District of Columbia
CASE NO.19196
EXHIBIT NO.26

SUMMARY

CURRENT OCCUPANCY

- 4 Apartment units on 1st & 2nd floor;
 - Existing CofO dating as far back as 1962;
- 1 Retail unit on 1st floor & basement;
- Lot Size: 3514 SQFT ;
- 4 Dedicated parking spaces.

Additional Proposed Occupancy:

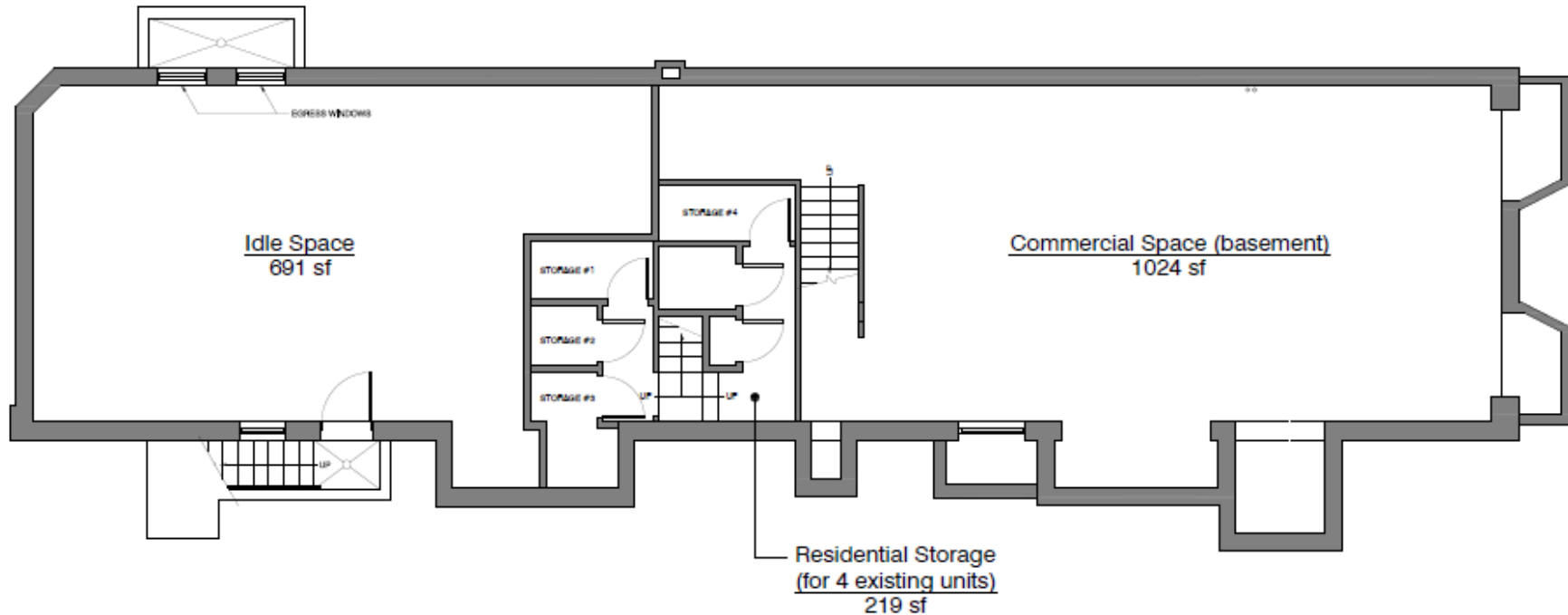
- 1 additional Residential Unit ;
- All within confinement of existing historic building footprint.



1247 E St SE - BZA #19196

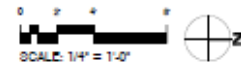
Variance to Convert Lower Level Storage into Residential Unit in R-4

LOWER LEVEL: CURRENT STATE



Lower Level current

1247 E ST SE



September 23, 2015

Idle space

- Previously 5-7 FT clear height;
- Used as utility storage (Coal & other Misc.); mechanical & boiler room

1247 E St SE - BZA #19196

Variance to Convert Lower Level Storage into Residential Unit in R-4

LOWER LEVEL: UNIT FEATURES

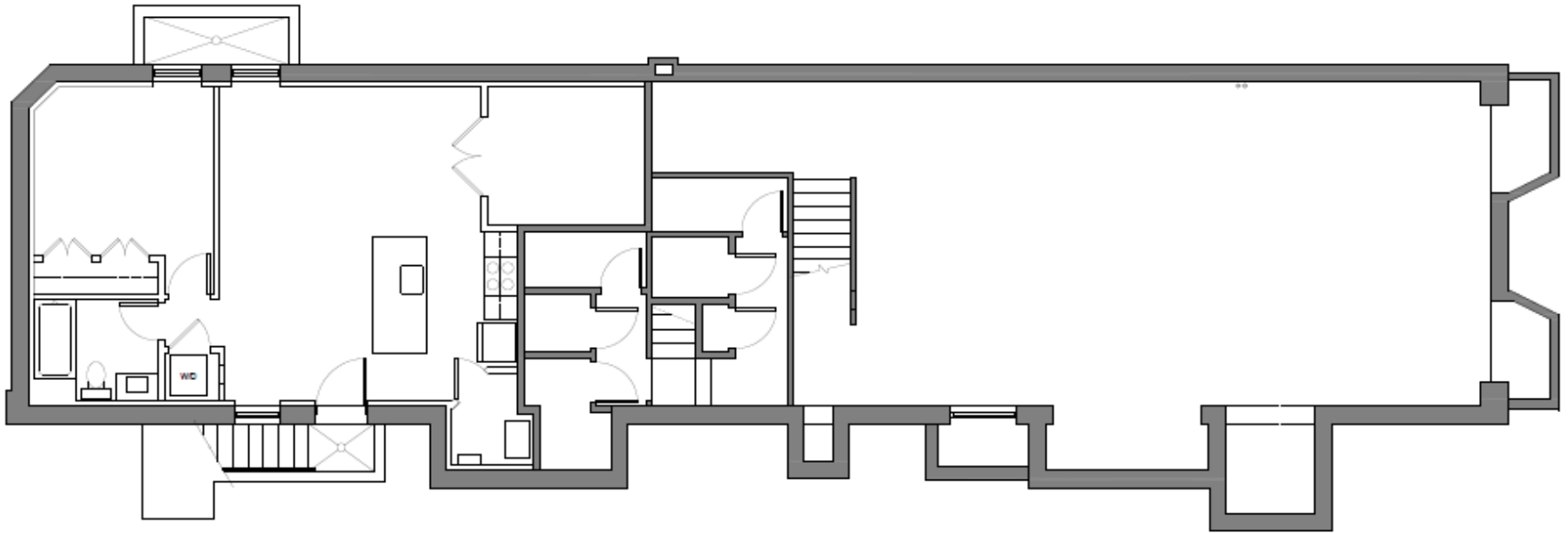
- Separate Exterior Entrance
- 8 FT ceiling
- Egress Windows;
- Only Interior finishing required.
- 691 SQFT can accommodate 1 Bed– 1Bath residential unit



1247 E St SE - BZA #19196

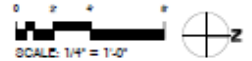
Variance to Convert Lower Level Storage into Residential Unit in R-4

1247 E ST SE: LOWER LEVEL PROPOSED



Lower Level proposed

1247 E ST SE



September 23, 2015

1247 E St SE - BZA #19196

Variance to Convert Lower Level Storage into Residential Unit in R-4