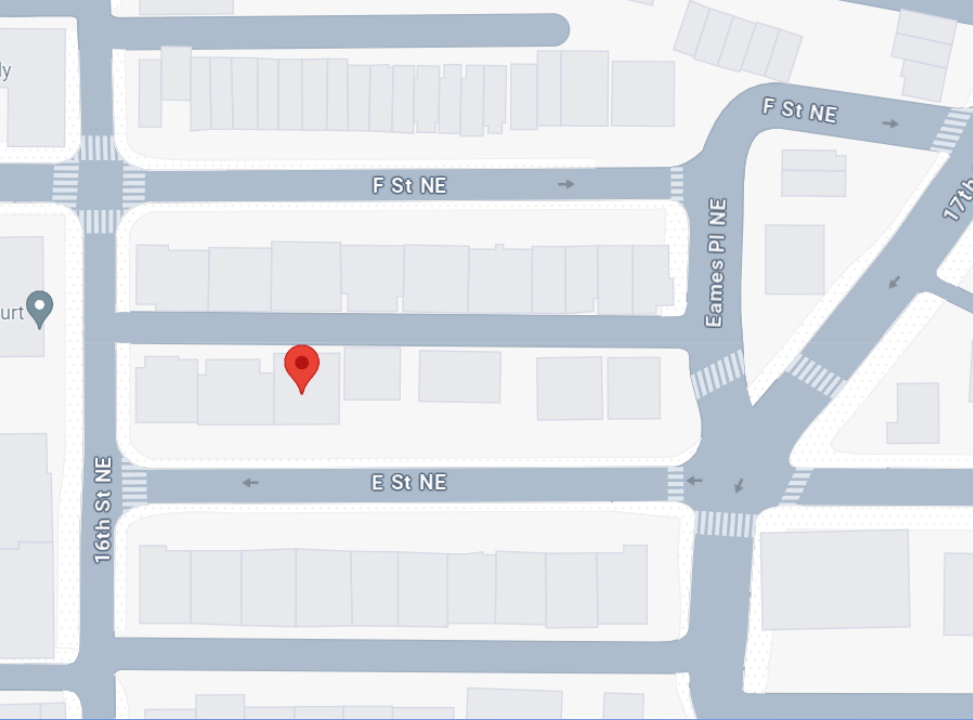


1608 E Street NE

Presentation for BZA Virtual Public Hearing

Request for Special Exemption from D.C. Zoning Standards

July 24, 2024



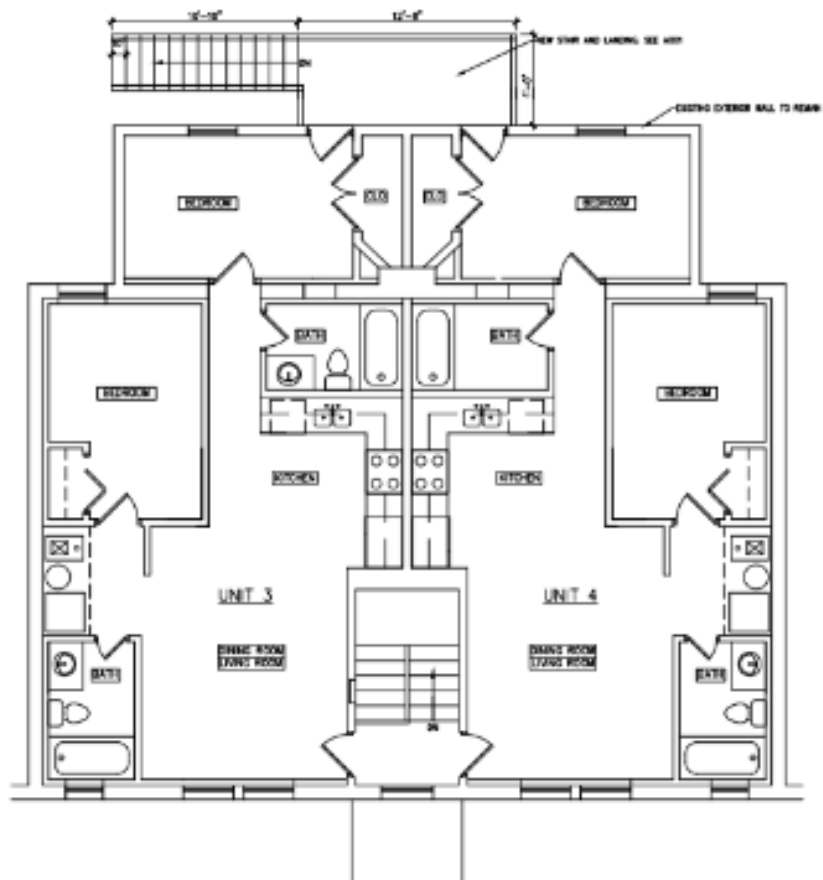
Property Overview

- **Neighborhood:** Kingman Park – Old City 1
- **Address:** 1608 E St. NE, Washington DC, 20002
 - Lot: 129
 - Square: 4538
- **Type:** Residential, Multi-Family (4 Units)
- **Built:** 1936, renovated in 2014
- **Living Area:** 3,296 Sq. Ft.
- **Units:** 2 bedrooms, 2 bathrooms



Construction Overview

Proposed construction of a two-story staircase at the rear of 1608 E Street NE



- Intended to provide safe and efficient access to trash receptacles for tenants in the top two units
- Similar structures are common for this property type in Kingman Park
- Expected to cause minimal disturbances to neighboring residences / properties
- No impact to the visual integrity, nor character of Kingman Park
- Lot Occupancy: 55% → 57% (Post-Construction)
- Primary Material: Wood

D.C. Zoning – Special Exemption

Requesting special exemption from zoning section E-207.1 (*as seen below*), which requires a minimum of 20 feet of rear yard space

- The contemplated project would result in 4 feet of rear yard space post-construction

Seeking relief under this zoning standard as the contemplated project would have no adverse effect on the use or enjoyment of any abutting or adjacent dwellings or properties

207 REAR YARD

207.1 Except as provided elsewhere in this title, the minimum required rear yard shall be as set forth in the following table:

TABLE E § 207.1: MINIMUM REAR YARD	
Zones	Minimum Rear Yard (ft.)
RF-1	20
RF-4	20
RF-5	20

Comparable Structures

The contemplated structure is common for properties in Kingman Park



- 1 1608 E St. NE (Subject Property)
- 2 1600 E St. NE
- 3 1612 E St. NE
- 4 1620 E St. NE
- 5 1605 F St. NE
- 6 1609 F St. NE

Comparable Structures (Cont'd)

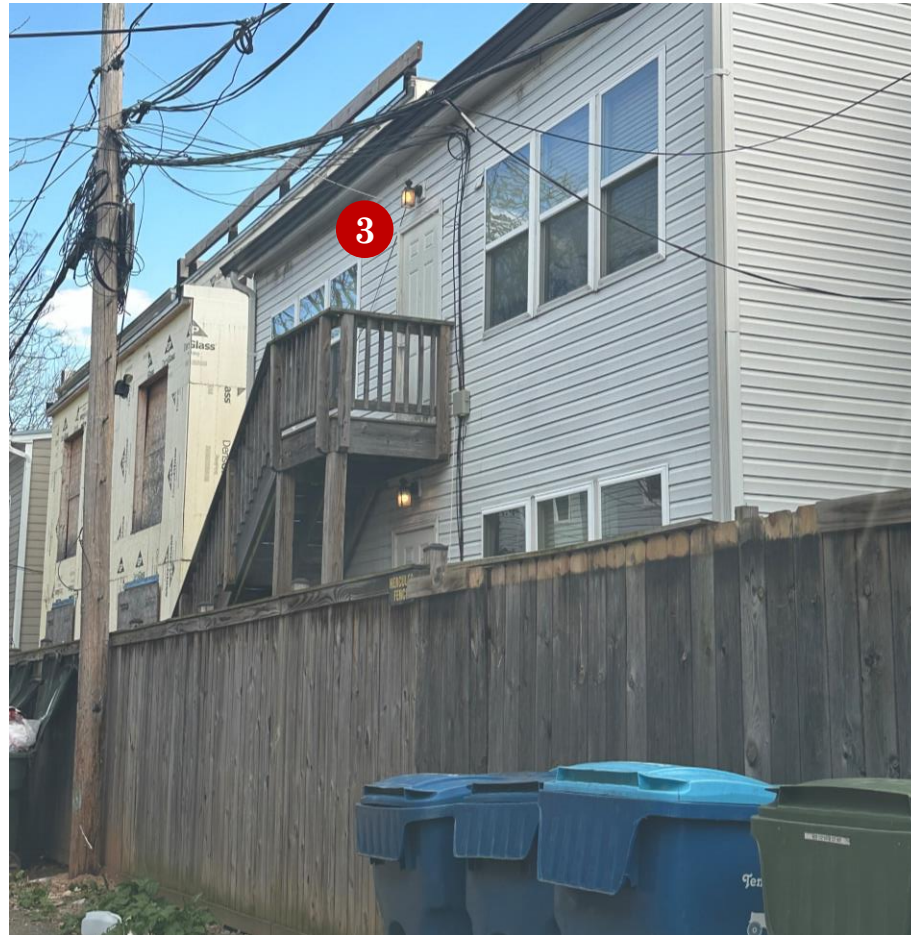
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Comparable Structures (Cont'd)

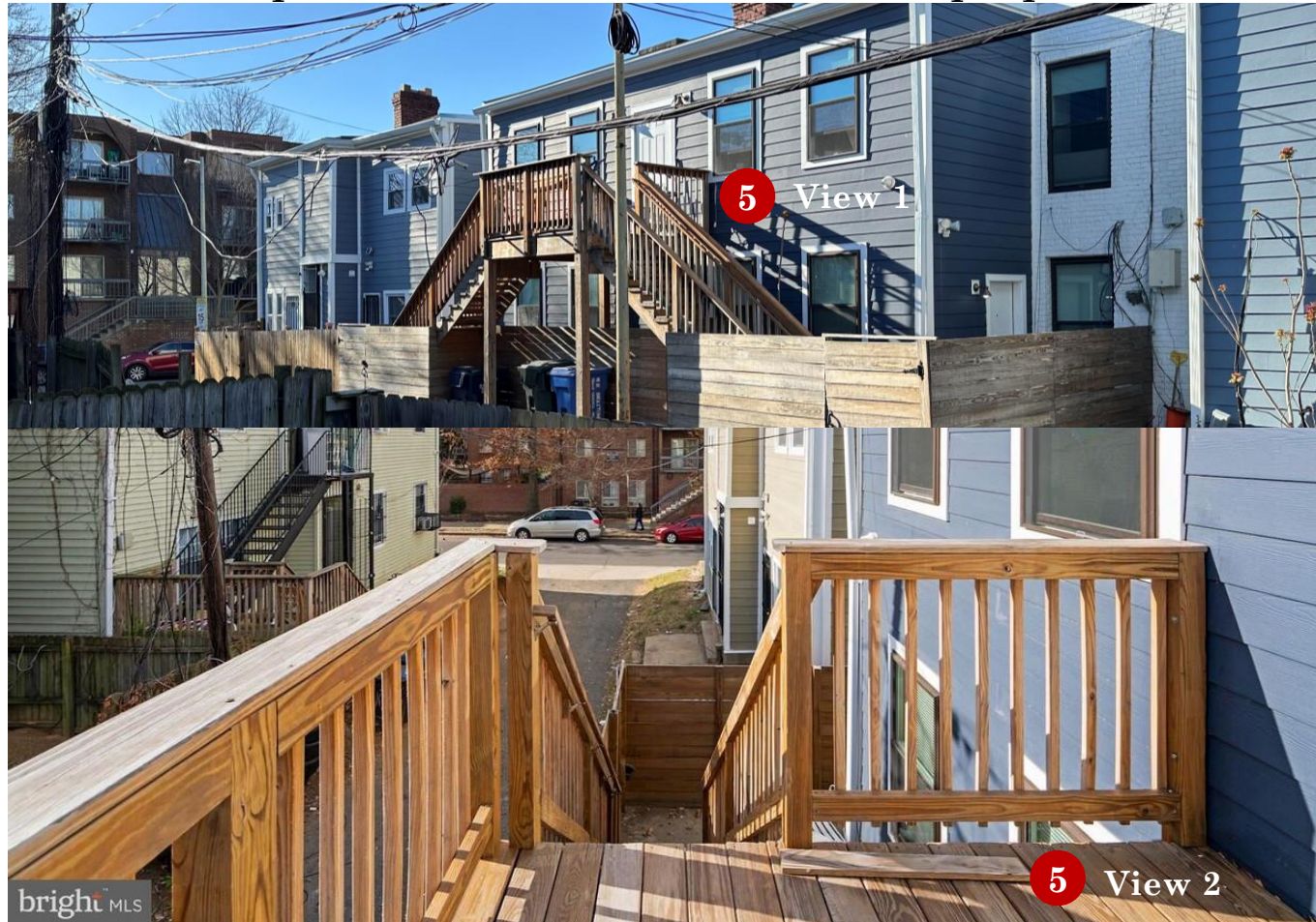
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