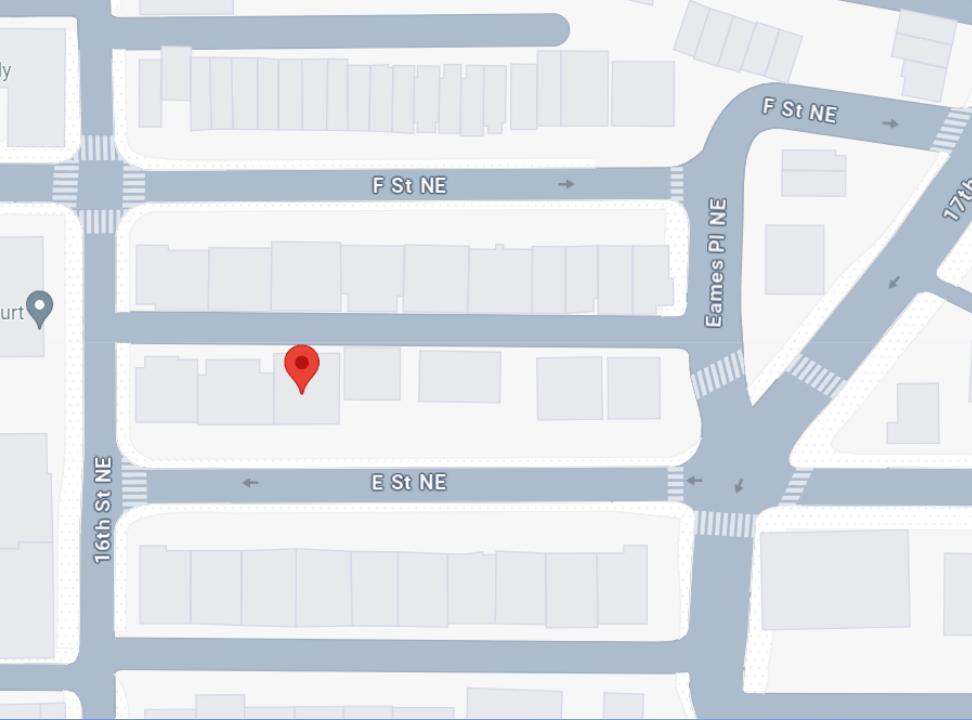


# 1608 E Street NE

Presentation for BZA Virtual Public Hearing

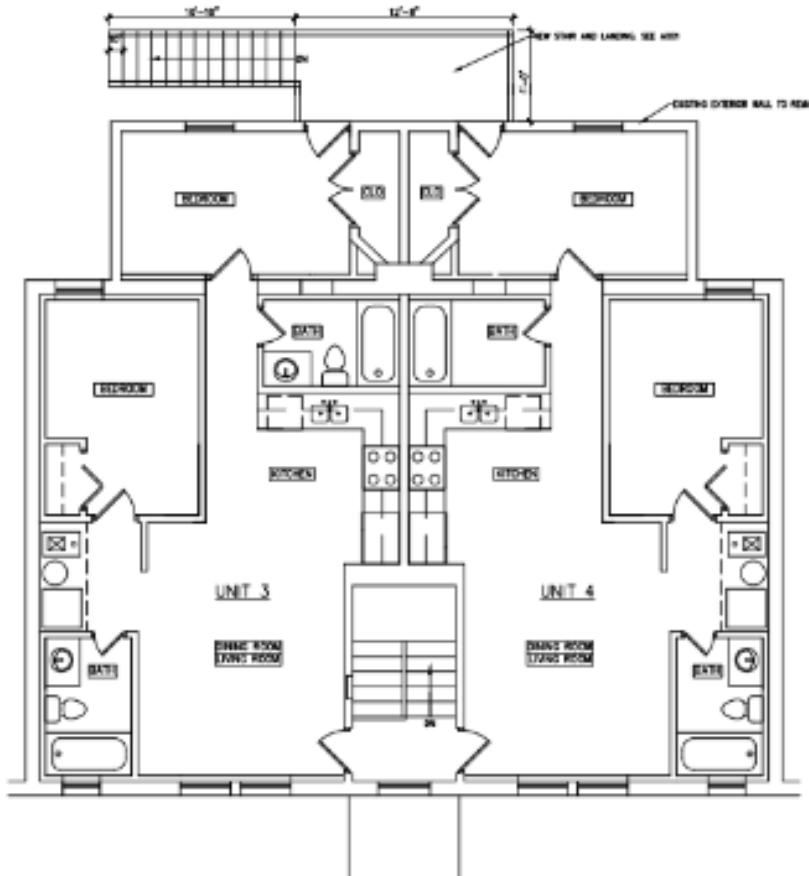
Request for Special Exemption from D.C. Zoning Standards

*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**

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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)

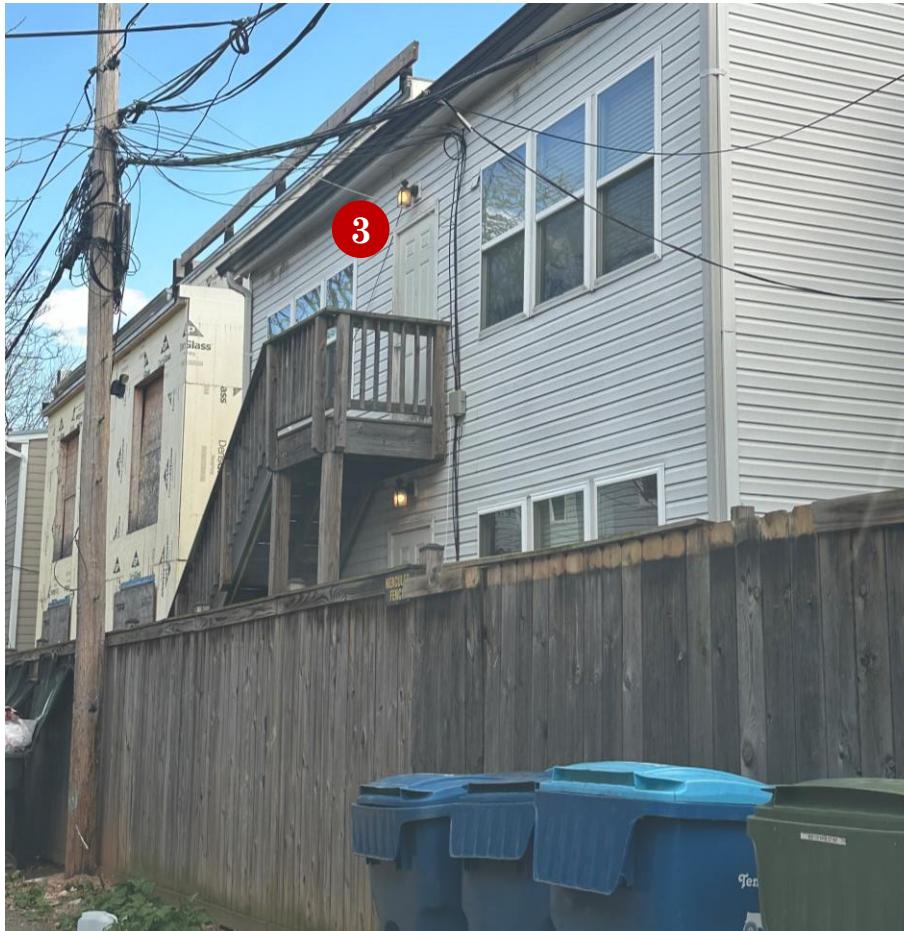
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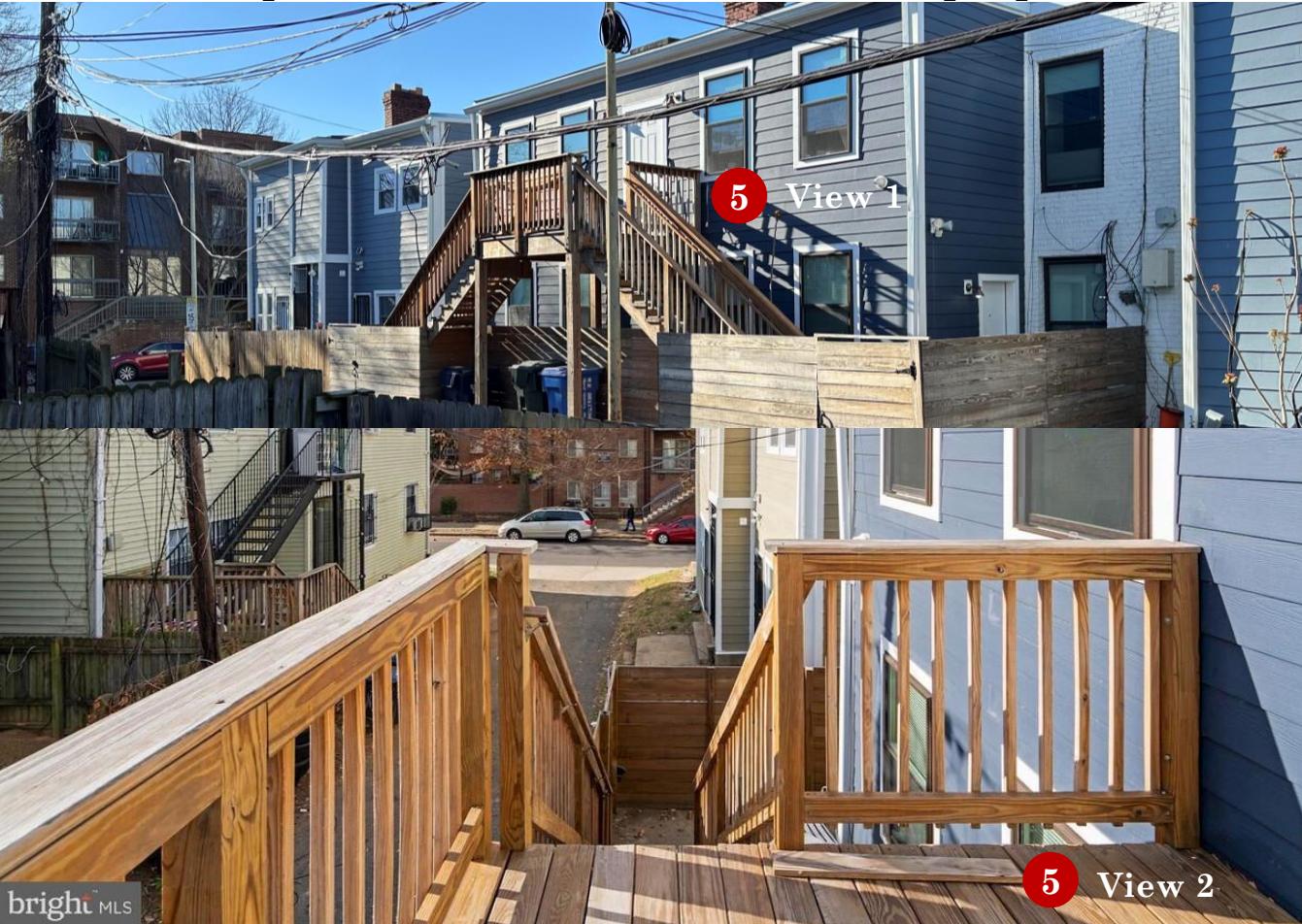
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