



BZA APPLICATION

Application # B2307935	Re: Existing and proposed use
To: Board of Zoning Adjustment	Project location: 1374 Taylor St NW Washington DC 20011
From: Ileana Schinder, Architect ile@ileanaschinder.com	Date: September 24, 2024

USE

To whom it may concern,

As part of the zoning application for special exception please this description of the project listed above. Based on existing conditions and current ownership, the townhouse type structure is used as a single-family home. The building consists of a 2-story townhouse with a habitable basement fully occupied by a single family. The exterior rear and its access are currently used as surface parking.

The project at the rear will accommodate a 2-level structure. The second level will receive a 1-bedroom dwelling.

Subtitle U 301.1(e) – Matter of Right Uses (RF)

An Accessory building constructed as a matter-of-right after January 1, 2013, and that is located within a required setback shall not be used as, or converted to, a dwelling unit for a period of 5 years after the approval of the building permit for the accessory building, unless approved as a special exception.

Applicant Comment: the proposed accessory structure shall be used as a dwelling and is to be used as a dwelling unit immediately after completion. This use will not interfere with the neighborhood use of public space, its privacy nor safety.

Existing use	Single family home
Proposed use	Principal building + flat
Existing number of units	1
Proposed number of units	2
Existing number of parking	1
Proposed number of parking	1