



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: October 11, 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.

Subtitle X901.2 – Special Exception Review Standards

The Board of Zoning Adjustment is authorized under § 8 of the Zoning Act, D.C. Official Code § 6-641.07(g)(2), to grant special exceptions, as provided in this title, where, in the judgment of the Board of Zoning Adjustment, the special exceptions:

	Requirement	Applicant Response
a	Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;	The proposed project fits within the size and mass of buildings intended to occupy the rear portion of the lots
b	Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and	Based on its size and location of openings, the project will no mean loss of privacy, security nor quality of life of neighboring properties.
c	Will meet such special conditions as may be specified in this title.	Meets all conditions of section X901