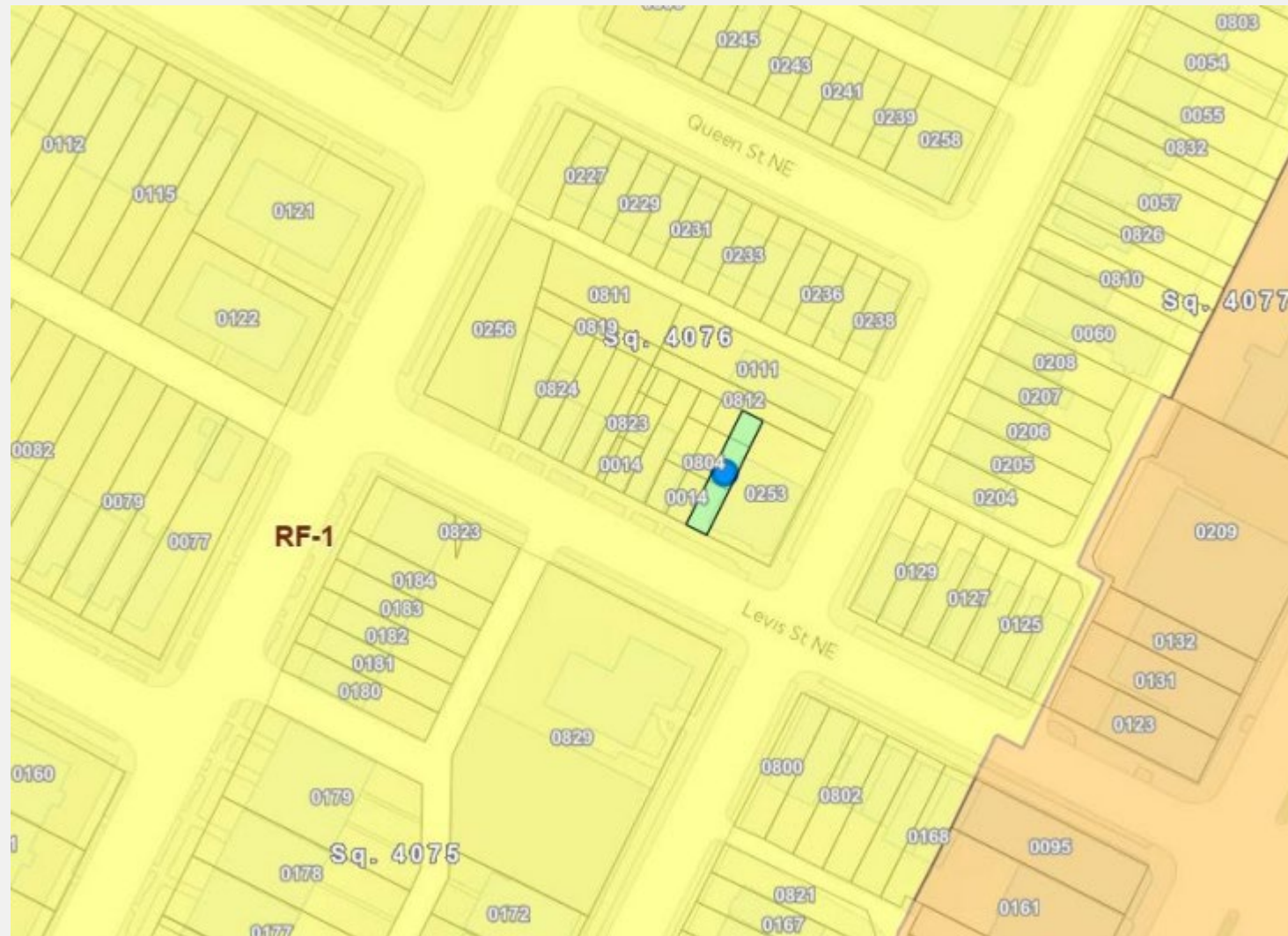


# **BZA Case 21193**

**Applicant: Fessha Mollalign  
1538 Levis Street NE (Square 4076, Lot 803)**

# Zoning Map – RF-1 Zone



# Existing Conditions



May 2023 – Pre-construction



Present – Mid-construction

# Property and Project

## ☐ Property

- ☐ Vacant gap lot

## ☐ Project

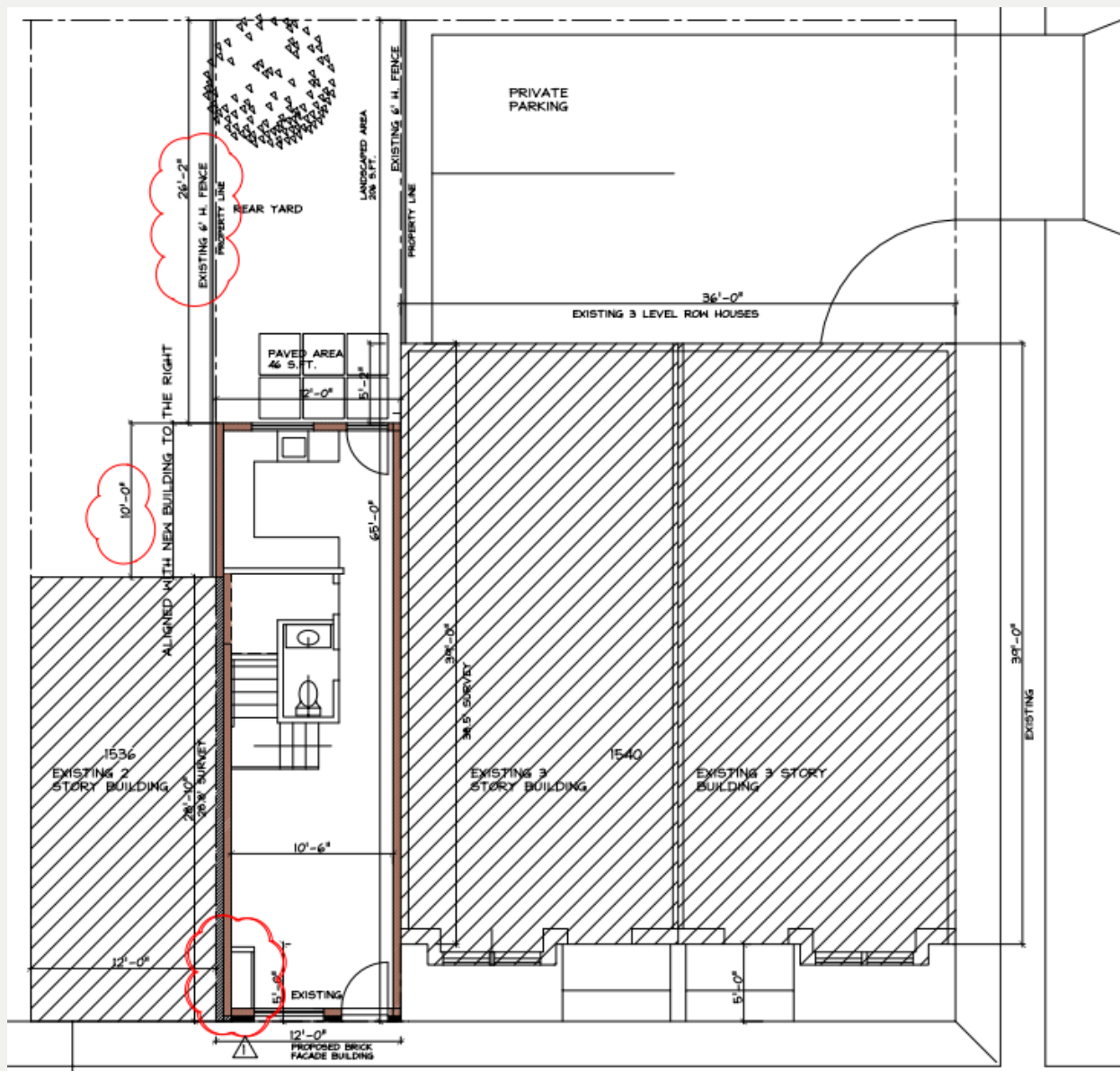
- ☐ Three-story, single-family rowhome
- ☐ Compliant height, lot occupancy, rear yard, front façade, and will provide 20% GAR (not required)
- ☐ There is no parking required at the property
  - Subtitle C § 702.4(a) – For a building containing a single principal dwelling unit or flat within the R or RF zone, if the lot does not have access to an open, improved, and public alley with a right of way of ten feet (10 ft.) width minimum

# Project Background

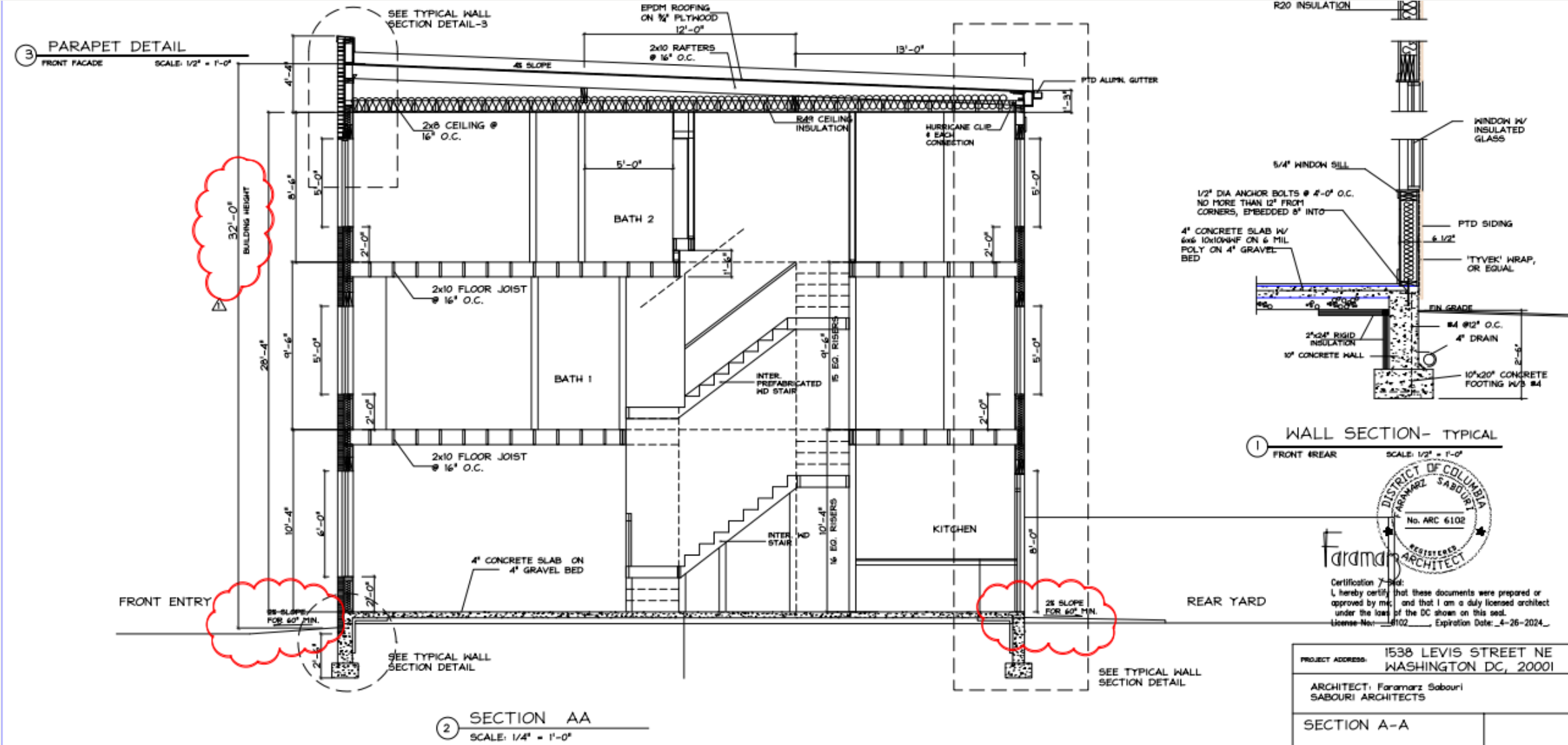
- ☐ May 19, 2023 – DOB issued Building Permit
- ☐ Construction began consistent with Building Permit
- ☐ January 18, 2024 – DOB issued Stop Work Order after discovering Building Permit was issued in error
- ☐ April 4, 2024 – Zoning Administrator (ZA) submitted BZA Referral Memorandum stating the requested relief was needed
- ☐ July 15, 2024 – Applicant filed this BZA Application consistent with ZA Referral Memorandum



# Proposed Site Plan



# Wall Section



# Front Elevation





# Rear Elevation



# BZA Relief Requested - Area Variance

Relief Requested	Required	Provided
Min. Lot Area (Subtitle E § 202.1)	1,800 sq. ft.	780 sq. ft.
Min. Lot Width (Subtitle E § 202.1)	18 ft.	12 ft.
Min. Lot Frontage (Subtitle E §§ 303.2-303.3)	14 ft.	12 ft.

# Variance Standard

1.) The property is affected by an exceptional situation or condition;

- ☐ Confluence of factors

- Building permit history

- Unique characteristic of property as the only vacant, unimproved lot in Square 4076 that abuts residential buildings on both sides

2.) Strict application of the Zoning Regulations would result in practical difficulty; and

- ☐ Confluence of factors creates practical challenge in complying with standards for lot area, width, and frontage

- ☐ Detrimental reliance on issued building permit

3.) There is no substantial detriment to the public good or impairment of the zone plan.

- ☐ Public good:

- Providing much needed housing in the District

- Small development that would not greatly impact surrounding neighborhood

- ☐ Zone plan:

- Intent of RF zones:

- Recognize and reinforce importance of neighborhood character

- Advance housing affordability and preservation of housing stock

- Encourage low- and moderate-density housing to contribute to overall housing mix and health of the city

# Community Outreach & Agency Review

- ☐ ANC 5D Presentations

- ☐ September 19, 2024 – Zoning Committee

- ☐ September 24, 2024 – Committee of the Whole

- ☐ October 8, 2024 – Full ANC Monthly Meeting (4-1-1 vote in support)

- ☐ ANC 5D Resolution in Support (Ex. XX)

- ☐ OP Report (Ex. 22) – recommended approval

**Questions?**