BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

308 K Street NE

Alley Lot Subdivision & Residential Use

Application for special exception relief to subdivide Alley Lot 0065 into three record lots and construct three one-family row dwellings in the RF-1 Zone.

CASE NO.	BZA 21209
APPLICANT	Rear 304, 306, 308 K Street LLC
PROPERTY	Square 0774, Lot 0065 · NoMa
ZONE	RF-1
FILING	Hearing Statement, Sept. 18, 2026

Presented pursuant to 11 DCMR Subtitle X, Ch. 9, §§ 900.2 and 901.2, and Subtitle C, § 306.5, as informed by Z.C. Order No. 25-06 (eff. July 17, 2026).



Board of Zoning Adjustment
District of Columbia
CASE NO. 21209
EXHIBIT NO. 91D

EXECUTIVE SUMMARY

What the Applicant is asking the Board to approve

Three special exceptions. No variance. A project that builds well below what the amended Regulations now permit.

3

RECORD LOTS

from one 5,715 sf unimproved alley lot

3

DWELLING UNITS

one per lot, where the amended rules allow two

20 ft

BUILDING HEIGHT

5 ft below the 25 ft matter-of-right standard

0

VARIANCES REQUESTED

all relief is now special exception under Z.C. 25-06

The case in three sentences

1. **The lot cannot meet the 24 ft alley standard, and never could.**

   The abutting public alleys — 10 ft and 18.167 ft — were fixed in their present dimensions before May 12, 1958. No amount of design changes that. This is the exact circumstance for which the Zoning Commission created a special exception in Z.C. Order No. 25-06.

2. **The relief is modest and the build is restrained.**

   Three lots of 2,083, 1,802 and 1,829 sf — each exceeding the 1,800 sf RF-1 minimum. Lot occupancy of 51%, 48.8% and 48.45% against a 60% maximum. Two stories and 20 ft where 25 ft is now matter-of-right. One unit per lot where two are now permitted.

3. **Neighbors are protected by the site's own geometry — and one has written in support.**

   Blank party walls face the only two conditions of concern; the seven-story MU-5A building to the west and the windowless commercial storage building to the north are separated by public alley. Nothing is visible from K or L Street, and the owner of the adjoining non-alley lot at 316 K Street has submitted a letter of support.

Square 0774, Lot 0065 — an unimproved alley lot in NoMa

Address	308 K Street NE (address application pending)
Square / Lot	Square 0774, Lot 0065
Zone	RF-1
Lot area	5,715 sq. ft.
Existing condition	Vacant and unimproved
Shape	Irregular, with a panhandle portion
North alley (front)	18.167 ft public alley — unimproved, east–west
West alley	10.0 ft public alley — improved, north–south
Historic district	None
Applicant's adjoining lots	Lot 063 (304 K) 2,160 sf · Lot 064 (306 K) 3,024 sf
Adjoining non-alley lot	316 K Street NE (Lot 03) — owner has submitted a letter of support



Sheet A1 — Vicinity Map / Aerial View

Why the property has stayed vacant

Lot 0065 is the largest alley lot in Square 0774 and the only one still unimproved. It is uniquely the only alley lot in the Square whose front abuts the 18-foot east–west alley. Under the pre-amendment regime, subdividing it required an area variance — a burden the Zoning Commission has now found unnecessarily high for lots in exactly this position.

REGULATORY BACKGROUND

Z.C. Order No. 25-06 — the amended alley lot regime

Adopted 5–0 by the Zoning Commission; effective upon publication in the D.C. Register on July 17, 2026.

Special exception for subdivision

For the first time, alley lot subdivisions that do not meet the 24 ft matter-of-right alley width and access standard of Subtitle C, § 306.1(a)–(b) may be reviewed by the Board as a special exception under new Subtitle C, § 306.5.

Matter-of-right height raised

20 ft → 25 ft, with special exception relief available to 35 ft and three stories in residential zones.

Parking requirement eliminated

No vehicle parking is required for alley lot residential uses.

DOEE added as a referral agency

The Department of Energy and Environment now reviews alley-lot special exceptions alongside DDOT, DPW, MPD, FEMS and DC Water.

Second residential unit permitted

Based on lot size and zone; in RF zones, two principal units on qualifying lots of 1,800 sf or more.

R-1 / R-2, tiered occupancy, yards, pervious surface

Not applicable to the subject property, which is zoned RF-1.

Critical point: *the 24 ft matter-of-right standard itself was not reduced. The Commission considered a 15 ft matter-of-right width, and withdrew it in response to FEMS. What it created instead is the case-by-case special exception now before this Board.*

CHANGE IN POSTURE

The area variance is withdrawn in its entirety

SUPERSEDED

Pre-Hearing Statement
September 21, 2025

- Subdivision relief pleaded as an AREA VARIANCE under Subtitle X, § 1001.2
- Required proof of exceptional condition, practical difficulty, and no substantial detriment
- No purpose-built pathway existed for sub-24 ft alley subdivision
- Height ceiling of 20 ft matter-of-right
- Vehicle parking required

OPERATIVE

Second Revised Pre-Hearing Statement
September 18, 2026

- Subdivision relief pleaded as a SPECIAL EXCEPTION under amended Subtitle C, § 306.5
- Proof limited to the three-part test of Subtitle X, § 901.2 plus specified conditions
- Mechanism adopted by the Commission for exactly this circumstance
- Height ceiling of 25 ft matter-of-right (project builds to 20 ft)
- No parking required (project provides one space per lot anyway)
- Adjoining neighbor at 316 K Street has written in support

The Applicant requests no variance relief of any kind. Every item before the Board is a special exception.

FIT TO THE AMENDMENT

Z.C. Order No. 25-06 was written for a lot in this position

Five site facts, each independently supporting the requested relief.

01	**Alley widths fixed before May 12, 1958**	Both abutting public alleys have carried their present dimensions since before the statutory date, with no room for expansion. The 24 ft standard is unattainable by any means available to the Applicant.
02	**Uncommonly large for the RF-1 zone**	5,715 sq. ft. against an RF-1 minimum lot area of 1,800 sq. ft. for row dwellings — more than three times the minimum.
03	**Irregular shape with a panhandle**	The lot geometry is not the product of the Applicant's design; it is inherited.
04	**The only unimproved alley lot in the Square, and the largest**	Development of the Square is otherwise complete. This lot is the outlier.
05	**The only alley lot fronting the 18 ft east–west alley**	An uncommon alley width in itself, and one the Applicant proposes to improve at its own cost.

RELIEF REQUESTED

Special exception matrix — Lots A, B and C

Pursuant to 11 DCMR Subtitle X, Ch. 9, §§ 900.2 and 901.2, and Subtitle C, § 306.5.

Provision	What it requires	Relief sought	A	B	C
Subtitle C, §§ 306.1, 306.5 (as amended by Z.C. 25-06)	New alley record lot must abut a 24 ft public alley and have continuous 24 ft access to a street	Subdivision on alleys of 18.167 ft and 10.0 ft	●	●	●
Subtitle U, § 600.1(f)(6)(A)–(B)	Residential use on an alley lot requires a minimum 15 ft alley width leading to a street intersection within 300 ft	Residential use where the north–south alley is 10.0 ft	●	●	●
Subtitle E, § 5100.2(e) via § 5201.3(a)	Minimum 7.5 ft setback from the centerline of the abutting alley	5.0 ft from centerline of the 10 ft north–south alley	●	—	—
Subtitle E, § 5100.2(c) via § 5201.3(a)	Side yard setback from an abutting non-alley lot (316 K Street NE)	Face-on-line party wall at the east lot line	—	—	●
Subtitle X, § 1001.2 — AREA VARIANCE	Formerly pleaded for the subdivision relief	WITHDRAWN — superseded in its entirety by amended Subtitle C, §§ 306.1, 306.5	—	—	—

Every proposed lot exceeds the RF-1 minimum lot area of 1,800 sq. ft. and the minimum lot width for a row dwelling. No relief is sought from lot area, lot width, lot occupancy, height, stories, rear yard, or parking.

RELIEF DETAIL

Proposed Lot A

A

Lot area	**2,083 sq. ft.**
Frontage	**37.57 ft**
Depth	**44.83 / 34.83 ft**
Lot occupancy	**51% (max. 60%)**
Building	**2 stories · 20 ft**
Program	**4 BR / 3.5 BA · ±2,000 sf**

Fronts on: 18.167 ft east–west alley (unimproved) and 10.0 ft north–south alley

Lot A is the corner condition. Its west elevation faces a ten-foot improved alley and, beyond it, a seven-story residential building in the MU-5A zone. That elevation is designed with no openings.

SPECIAL EXCEPTION RELIEF SOUGHT

Subtitle C, §§ 306.1, 306.5

Alley lot subdivision on alleys of 18.167 ft and 10.0 ft, below the 24 ft matter-of-right standard.

Subtitle U, § 600.1(f)(6)(A)–(B)

Residential use where the alley leading to a street intersection is less than 15 ft wide.

Subtitle E, § 5100.2(e) via § 5201.3(a)

Alley centerline setback: 7.5 ft required, 5.0 ft provided. The north–south alley is 10 ft wide, so a 7.5 ft centerline setback is arithmetically impossible without abandoning the west portion of the lot.

RELIEF DETAIL

Proposed Lot B

B

Lot area	**1,802 sq. ft.**
Frontage	**23.34 ft**
Depth	**77.83 ft (through the Square depth)**
Lot occupancy	**48.80% (max. 60%)**
Building	**2 stories · 20 ft**
Program	**4 BR / 3.5 BA · ±2,000 sf**

Fronts on: 18.167 ft east–west alley (unimproved)

Lot B is the interior lot and the simplest condition in the application. It requires only the two forms of relief common to all three lots — no development standard relief of any kind. Both party walls are interior to the Applicant's own subdivision.

SPECIAL EXCEPTION RELIEF SOUGHT

Subtitle C, §§ 306.1, 306.5

Alley lot subdivision on an alley below the 24 ft matter-of-right standard.

Subtitle U, § 600.1(f)(6)(A)–(B)

Residential use where the alley leading to a street intersection is less than 15 ft wide.

RELIEF DETAIL

Proposed Lot C

C

Lot area	**1,829 sq. ft.**
Frontage	**23.50 ft**
Depth	**77.83 ft (through the Square depth)**
Lot occupancy	**48.45% (max. 60%)**
Building	**2 stories · 20 ft**
Program	**4 BR / 3.5 BA · ±2,000 sf**

Fronts on: 18.167 ft east–west alley (unimproved)

Lot C abuts the rear of 316 K Street and an existing one-story accessory garage that is not used for human habitation. The party wall condition is blank, so the relief produces no light, air or privacy effect on that neighbor. The owner of 316 K Street has submitted a letter to the case record in support of this relief.

PLACEHOLDER: insert neighbor's name, letter date, and exhibit number before filing.

SPECIAL EXCEPTION RELIEF SOUGHT

Subtitle C, §§ 306.1, 306.5

Alley lot subdivision on an alley below the 24 ft matter-of-right standard.

Subtitle U, § 600.1(f)(6)(A)–(B)

Residential use where the alley leading to a street intersection is less than 15 ft wide.

Subtitle E, § 5100.2(c) via § 5201.3(a)

Side yard setback from an abutting non-alley lot. The Lot C side wall is face-on-line and carries no fenestration.

One 5,715 sf lot into three conforming record lots



Sheet A3 — Existing subdivision · Proposed subdivision · Proposed improvements

Lot	Area	Occupancy	Min. req.
A	2,083 sf	51.00%	1,800 sf
B	1,802 sf	48.80%	1,800 sf
C	1,829 sf	48.45%	1,800 sf
Total	**5,714 sf**	**< 60% max.**	**—**

Reading the sheet

Left panel: Existing Lot 0065 (5,715 sf) with the Applicant's adjoining Lots 063 and 064 fronting K Street.
Centre panel: Proposed Lots A, B and C. Lots 063 and 064 are unchanged.
Right panel: Proposed improvements — three two-story row dwellings, each at 20.0 ft, with rear yards well in excess of the requirement.

DEVELOPMENT STANDARDS

Building well below what the Regulations now permit

Every standard from which no relief is sought — and the margin by which the project conforms.

Standard	Permitted / required	Proposed	Margin	Relief?
Building height	25 ft matter-of-right (raised from 20 ft by Z.C. 25-06); 35 ft by special exception	20 ft	5 ft under matter-of-right	None
Number of stories	Three stories available by special exception	2 stories	1 story under	None
Dwelling units	Two principal units per qualifying RF-zone alley lot under Z.C. 25-06	1 unit per lot (3 total)	Half the permitted density	None
Lot occupancy	60% maximum	51.00% / 48.80% / 48.45%	9 to 11.5 points under	None
Minimum lot area	1,800 sf (RF-1 row dwelling); 450 sf floor for alley lot residential use	2,083 / 1,802 / 1,829 sf	All lots exceed	None
Vehicle parking	None required — exemption established by Z.C. 25-06	1 space per lot	Provided voluntarily	None
Rear yard	Per Subtitle E	Set back far in excess of requirement	Exceeds	None

A project that asks for less than it is entitled to is the strongest possible evidence of harmony with the general purpose and intent of the Regulations.

Three one-family row dwellings, two stories, twenty feet



Sheet A04B — Front elevation, façade composition (Option B)

DESIGN SUMMARY

USE

One-family dwelling — permitted as a matter of right in RF-1

PROGRAM

4 bedrooms, 3.5 baths, approximately 2,000 sf per dwelling

HEIGHT

20 ft to the roof, measured per Subtitle B, § 308.2

MATERIALS

Brick, cultured stone, fibre-cement panel, insulated metal panel, wood cornice

FAÇADE

Set back to equal and mimic a 24 ft alley frontage width

OPENINGS

Windows and doors along property lines facing public alley are protected openings

The three-part test of Subtitle X, § 901.2

The Board is authorized to grant the requested special exceptions where, in its judgment, the relief satisfies each of the following. The Applicant addresses each in turn.

01

Harmony

Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map.

Slide 15

02

No adverse effect

Will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Map.

Slides 16–17

03

Special conditions

Will meet such special conditions as may be specified for the relief sought, including any agency-referral conditions established under amended Subtitle C, § 306.5.

Slides 18–22

Authority: § 8 of the Zoning Act, D.C. Official Code § 6-641.07(g)(2) (2001); 11 DCMR Subtitle X, Ch. 9, § 900.2; Subtitle C, § 306.5 as amended by Z.C. Order No. 25-06.

Harmony with the general purpose and intent

1

The use is already permitted

A one-family dwelling is a matter-of-right use in the RF-1 zone. The stated purpose of RF-1 is to provide for areas predominantly developed with attached row houses on small lots. The Applicant proposes attached row houses on small lots. Nothing about the use is in tension with the zone.

2

The relief tracks the Commission's own judgment

The Zoning Commission adopted the subdivision special exception in Z.C. Order No. 25-06 for alley lots that cannot meet the 24 ft standard. Granting relief here does not strain the Regulations; it applies a mechanism the Commission created three weeks before this Statement was filed.

3

The project under-builds every standard

20 ft against a 25 ft matter-of-right height. Two stories against three available by special exception. One dwelling unit per lot where two are now permitted in RF zones on lots of this size. Lot occupancy below 51% against a 60% maximum.

4

It activates a lot the Regulations intend to be used

The property is vacant and, absent relief, likely to remain so. Z.C. Order No. 25-06 was adopted to bring precisely these parcels into productive residential use. Denial would preserve the status quo the amendment was written to end.

Conclusion on Test One: the relief permits a matter-of-right use, at below matter-of-right intensity, through a mechanism the Zoning Commission adopted for this exact circumstance.

TEST TWO · SUBTITLE E, § 5201.4(A)

Light and air are not unduly affected

NORTH

Commercial plumbing supply storage building

Separation: 18.167 ft unimproved public alley — 24 ft once improved to the proposed façade line

The existing structure has no fenestration on its south wall facing the subject lots. There is no light or air to affect. On improvement of the alley, that blank wall and the front face of the proposed dwellings will stand 24 ft apart — the very dimension the matter-of-right standard contemplates.

WEST

Seven-story residential building, MU-5A zone

Separation: 10.0 ft improved public alley

The neighbouring building is seven stories and towers over the proposed two-story dwellings. The proposed building on Lot A will have no openings on that elevation. A 20 ft building cannot meaningfully diminish light or air to a seven-story building in a less restrictive zone.

EAST

Rear lot of 316 K Street and a one-story accessory garage

Separation: Face-on-line party wall

The Lot C side wall carries no openings and abuts a rear yard and an accessory storage structure not used for human habitation. No habitable space is affected. The owner of 316 K Street has submitted a letter to the case record in support of this application.

The site's own geometry does the protective work: every condition of concern is either separated by public alley or met with a blank party wall.

Privacy and visual intrusion

b Privacy of use and enjoyment

Existing Lot 0065 is one of seven lots in the portion of the Square bounded by K Street to the south and public alleys east and west. The subdivision raises that to nine.

The three proposed alley lots will be the only alley lots in the cluster; every other lot fronts on K Street.

The rear yards of the Applicant's lots and their opposite neighbours form a common courtyard-type area, part of which already serves as parking for the aggregate project.

The Lot C side wall is face-on-line with no fenestration. The Lot A west elevation, facing the seven-story MU-5A building, likewise has no openings.

Rear faces of all three buildings are set back far in excess of the required rear yard.

c Visual intrusion on character and scale

Not visible from any street. The buildings are visible only from the abutting north–south and east–west alleys. Neither K Street nor L Street — the streets bounding Square 0774 — affords a view of the project.

Below every applicable height standard. Two stories and 20 ft: below the former 20 ft standard's story equivalent, below the 25 ft matter-of-right standard now in force for alley lot buildings, and well below the 35 ft applicable to non-alley lots in RF-1.

Consistent with the alley's existing scale. Directly across the west alley stands a seven-story building in the MU-5A zone. The proposed dwellings are the smallest built form in their immediate visual field.

§ 5201.4(d) — graphical representation: the record contains site plans, subdivision plats, elevations, a building section and a rendered façade study sufficient to represent the relationship of the proposed buildings to adjacent buildings and to views from public ways.

Condition-by-condition compliance

Conditions applicable to residential use on an alley lot not meeting the alley width standard of § 600.1(f)(4)(B).

No.	Requirement	Applicant's compliance	Status
(1)	The alley lot is not wholly or partially within any R-1 or R-2 zone	The subject property is zoned RF-1. Not within R-1 or R-2.	MET
(2)	Alley record lot with a minimum of 450 sq. ft. of lot area	2,083 / 1,802 / 1,829 sq. ft. — each more than four times the minimum.	MET
(3)	Use limited to one dwelling unit per lot; no accessory apartments	One one-family dwelling per lot. No accessory apartment is contemplated.	MET
(4)	Connection to an improved public street through an improved alley or system of alleys providing adequate public safety and infrastructure availability	The Applicant will improve the east–west public alley at its own cost should DDOT be unable to do so. A sewer main exists in the north–south alley; laterals will serve each lot. Water, fire sprinkler and dry power service will run through a recorded easement to mains on K Street.	MET
(5)	Referral to DDOT, DPW, MPD, FEMS, DC Water, DOEE and — if historic — HPO, within the 40-day period of Subtitle A, § 211	Referrals are the Office of Zoning's to make. The Applicant has engaged DDOT and FEMS and will engage each remaining agency, including DOEE. The property is not in a historic district.	IN PROGRESS
(6)	Board consideration of agency comment on public safety, water and sewer, waste management, traffic and parking, environmental impact and historic preservation	Addressed at slides 19–22. No parking is required; one space per lot is nonetheless provided. Environmental impact is addressed to DOEE under its new referral role.	ADDRESSED

Fire apparatus access — the pivotal issue in this case

Why this evidence carries the case

The Zoning Commission considered reducing the matter-of-right alley width for subdivision to 15 ft and withdrew that proposal in response to FEMS, which raised operational and safety concerns for fire equipment. The Commission's answer was the case-by-case special exception now before the Board — with FEMS as a named referral agency. Fire access is therefore not one factor among many in this case. It is the factor the Commission expressly reserved for the Board.

THE APPLICANT'S RESPONSE

Access studied and documented

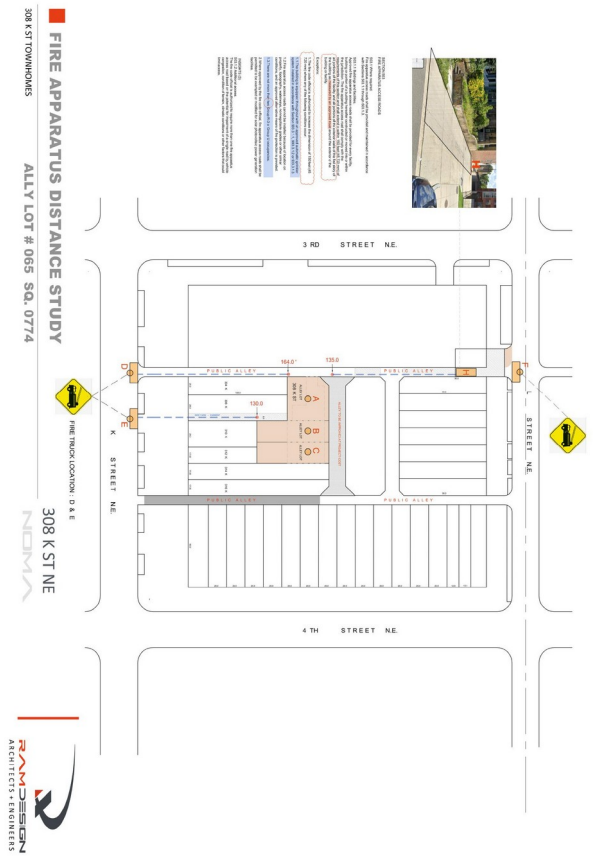
A fire apparatus distance study has been prepared and filed, measuring approved-route distances from apparatus positions on both K Street and L Street NE.

The alley will be improved

The Applicant commits to improving the unimproved east–west public alley at its own cost if DDOT does not, producing a 24 ft separation at the façade line.

FEMS has been engaged

The Applicant has engaged FEMS directly and will continue to do so through the referral period, and will accept conditions FEMS recommends.



Fire Apparatus Distance Study — Site Plan R4 (filed exhibit)

Fire apparatus distance analysis

IFC § 503.1.1 requires an approved route within 150 ft of all portions of the exterior walls of the first story.

164.0 ft

From apparatus at K Street NE (D / E)

Exceeds 150 ft by 14 ft — addressed by Exception 1.1

135.0 ft

From apparatus at L Street NE (F / H)

Within the 150 ft standard as measured

130.0 ft

Along the side-yard easement route

Within the 150 ft standard as measured

The code's own answer: IFC § 503.1.1, Exception 1.1

The fire code official is authorized to increase the 150 ft dimension where the building is equipped throughout with an approved automatic sprinkler system installed in accordance with § 903.3.1.1, 903.3.1.2 or 903.3.1.3.

The Applicant will sprinkler all three dwellings throughout and has provided for a dedicated fire sprinkler wet utility line in the easement to the K Street main.

Correction to the record: Exception 1.3 does not apply

IFC § 503.1.1, Exception 1.3 permits the 150 ft dimension to be increased where “there are not more than two Group R-3 or Group U occupancies.” This application proposes three Group R-3 one-family dwellings on three separate record lots, so Exception 1.3 is not available here and is not relied upon. Exception 1.1 (automatic sprinklers, above) is the sole and sufficient basis for the 164 ft condition at K Street.

INFRASTRUCTURE

Water, sewer, power and the alley itself

Condition (4) of Subtitle U, § 601.1(f) requires adequate public safety and infrastructure availability.

Item	Description	Status
Sanitary sewer	A sewer main exists in the ten-foot north–south public alley. Sewer laterals will be connected from that main to serve each of the three proposed lots. No main extension is required.	*Provisional utility site plan filed*
Water and fire service	Domestic water and a dedicated fire sprinkler wet line will be run through a recorded easement to the mains on K Street NE.	*Preliminary no-objection to be obtained from DC Water*
Electrical service	Dry power utility service will be connected through the same easement to the K Street main.	*Provisional utility site plan filed*
Alley improvement	The east–west public alley is presently unimproved. The Applicant will improve it at its own cost in the event DDOT is unable to do so, producing a 24 ft dimension between the improved alley face and the proposed façade line.	*Committed at project cost*
Waste management	Collection will occur from the improved alley network consistent with existing service to the Applicant's adjoining lots at 304 and 306 K Street.	*For DPW comment*
Traffic and parking	No vehicle parking is required following Z.C. Order No. 25-06. One space per lot is nonetheless provided. Alley traffic is expected to be limited to occupants of the proposed development given the alley configuration in the Square.	*One space per lot provided*

Referral status and agency engagement

Under Subtitle C, § 306, Subtitle U, § 601.1(f)(5) and Subtitle E, § 5201.7. Referrals are made by the Office of Zoning; reports are due within the 40-day period of Subtitle A, § 211.

Agency		Scope	Status
DDOT	District Department of Transportation	Alley improvement, traffic, public space	ENGAGED
FEMS	Fire and Emergency Medical Services	Fire apparatus access and hose-pull distance	ENGAGED
DC WATER	District of Columbia Water and Sewer Authority	Sewer laterals and water service	NO OBJECTION/PROVISIONAL APPROVAL
DOEE	Department of Energy and Environment	Environmental impact — new referral agency added by Z.C. Order No. 25-06	SWM PROVIDED
DPW	Department of Public Works	Waste management and collection	POST BZA/PERMIT ISSUE
MPD	Metropolitan Police Department	Public safety	NO WRITTEN OBJECTION
HPO	Historic Preservation Office	Not applicable — the property is not within a historic district or a historic landmark	NOT APPLICABLE

Compatibility with surrounding development

1

The neighborhood is row dwellings, not detached houses.

The surrounding fabric is predominantly row dwellings and flats on lots approximately sixteen feet wide, together with large apartment houses. Three attached row buildings are the form the neighborhood already takes.

2

A single detached house would be the incompatible outcome.

Developing 5,715 sf as one detached dwelling would be impractical and unfeasible in this market area and out of character with the block — and it would require the same special exception relief in any event, less only the subdivision.

3

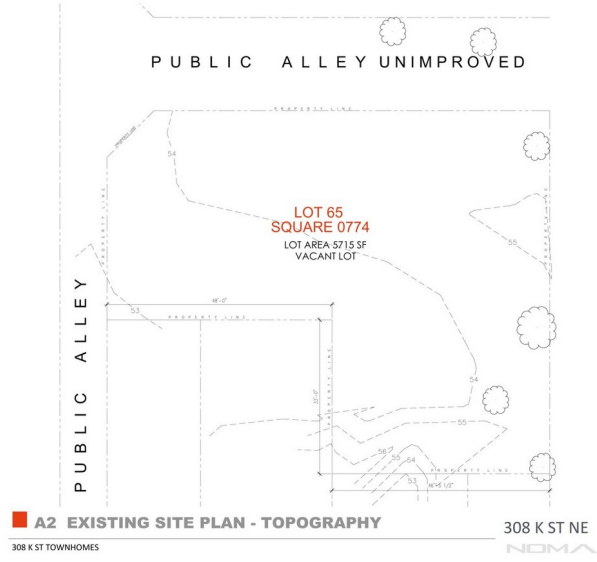
The lots exceed the dimensional minimums for standard lots.

The three proposed lots meet and exceed the minimum lot dimensions of Subtitle E, Ch. 2, § 202.1 — the standards applied to ordinary street-fronting lots, not merely the 450 sf alley lot floor.

4

The relief improves rather than degrades the block.

The project converts the Square's only unimproved alley lot into occupied housing and improves an unimproved public alley at private cost. The owner of the adjoining non-alley lot at 316 K Street has written to the case record in support of the application.



Sheet A2 — Existing site plan and topography

Under stated conditions, the Regulations permit residential development on alley lots as small as 450 sq. ft. The smallest lot proposed here is four times that.

PROFFERED CONDITIONS

What the Applicant offers to accept as conditions of approval

Offered under Subtitle E, § 5201.5, which authorises the Board to require special treatment for the protection of adjacent and nearby properties.

Improve the east–west public alley

At the Applicant's sole cost, in the event DDOT is unable to do so, to the standard DDOT approves.

Sprinkler all three dwellings throughout

Automatic sprinkler systems installed in accordance with IFC § 903.3.1.1, 903.3.1.2 or 903.3.1.3, with a dedicated fire sprinkler wet line.

Maintain blank party walls

No fenestration on the Lot A west elevation facing the ten-foot alley, and none on the Lot C face-on-line side wall.

Hold height to twenty feet and two stories

Notwithstanding the 25 ft matter-of-right standard and the availability of 35 ft and three stories by special exception.

Hold to one dwelling unit per lot

No accessory apartment and no second principal unit, notwithstanding what Z.C. Order No. 25-06 would otherwise permit on lots of this size in an RF zone.

Provide one parking space per lot

Notwithstanding the elimination of the parking requirement for alley lot residential uses.

Accept agency conditions

Any reasonable condition recommended by DDOT, FEMS, DC Water, DOEE, DPW or MPD through the referral process.

Accept special treatment

Any design, screening, lighting or materials treatment the Board deems necessary under § 5201.5.

CONCLUSION

The Applicant respectfully requests that the requested special exception relief be granted

A matter-of-right use	One-family dwellings in the RF-1 zone, on lots that exceed the dimensional minimums applied to ordinary street-fronting lots.
Relief the Commission created for this case	The special exception adopted in Z.C. Order No. 25-06 for alley lot subdivision below 24 ft, on alleys fixed since before May 12, 1958.
Below every applicable standard	Twenty feet where twenty-five is matter-of-right. Two stories where three are available. One unit per lot where two are permitted. Occupancy under 51% against a 60% maximum.
Neighbors protected by design — and one has written in support	Blank party walls, public alley separation on two sides, and no visibility from K or L Street. The owner of the adjoining non-alley lot at 316 K Street has submitted a letter to the case record in support of the application.
An unimproved lot brought into use	The only vacant alley lot in Square 0774, together with a public alley improved at private cost.

The Applicant has met its burden under Subtitle X, § 901.2 and the conditions specified for the relief sought, and requests approval upon the satisfactory conclusion of the public hearing.

Witnesses, project team and filed exhibits

WITNESSES

Gregory & Ina Igbozuruike
Applicant

Ramy Ali
Architect — RAM Design LLC

PROJECT TEAM

Rear 304, 306, 308 K Street LLC
Owner and Applicant

RAM Design LLC
Architecture and engineering — 100 M Street SE, Suite 600

Bello, Bello and Associates
Zoning consultant — Toye Bello, Principal

FILED EXHIBITS

- A0 — Cover and zoning data
- A1 — Vicinity map, aerial view
- A2 — Existing site plan, topography
- A3 — Subdivision
- A4 — Proposed parking
- A5 — Landscape plan
- A6 — First floor plan
- A7 — Second floor plan
- A10 — Building section
- A04B — Façade composition rendering
- Fire apparatus distance study, Site Plan R4

NEW — Letter of support, owner of 316 K Street NE *[PLACEHOLDER: insert exhibit number and filing date before submission]*

APPENDIX

Filed Exhibits

Concept design package, façade rendering and fire apparatus distance study, reproduced in full at the resolution filed to the case record.

EXHIBIT A0

Cover page, index of drawings and RF-1 zoning data

308 K ST NE

CONCEPT DESIGN PACKAGE
3 ROW SINGLE FAMILY DWELLINGS



RESIDENTIAL FLAT RF-1 ZONE

The purposes of the RF-1 zone are to:

To provide for areas predominantly developed with attached row houses on small lots within which no more than 2 dwelling units are permitted.

In the RF-1 Zone, 2 dwelling units may be located within the principal structure.

PROJECT TEAM

OWNER
304, 306 308 K STREET LLC

ZONING CONSULTANT
BELLO, BELLO AND ASSOCIATES
1917 BENNING ROAD NE , WASHINGTON D.C.
TOYE BELLO , PRINCIPAL

ARCHITECTURE AND ENGINEERING
RAM DESIGN LLC
100 M STREET SE. SUITE 600 | WASHINGTON D.C.
RAMY ALI, PROJECT DIRECTOR

INDEX

OF DRAWINGS

A0 COVER PAGE
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A2 EXISTING SITE PLAN
A3 SUBDIVISION
A4 PROPOSED PARKING
A5 LANDSCAPE PLAN
A6 FIRST FLOOR PLAN
A7 SECOND FLOOR PLAN
A8 ---------
A9 ---------
A10 BUILDING SECTION

A11 --------
A12 --------

BUILDING PLAT

A0 COVER PAGE

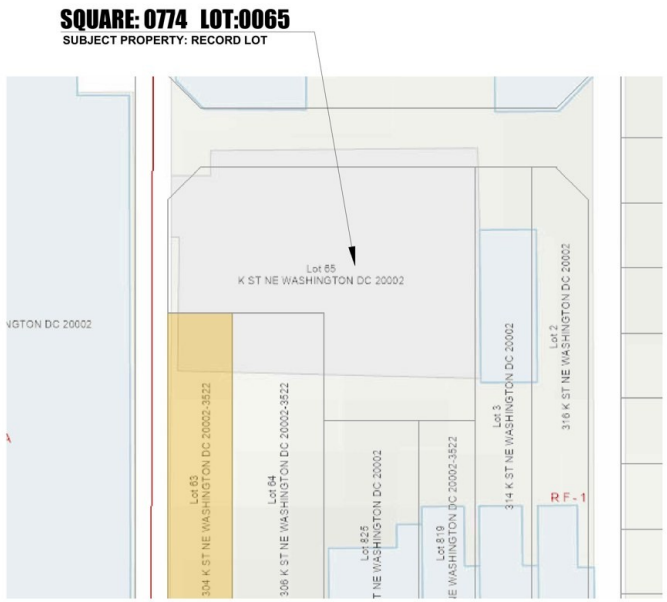
308 K ST TOWNHOMES

308 K ST NE
NOMA

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EXHIBIT A1

Vicinity map and aerial view





A1 VICINITY MAP - AERIAL VIEW

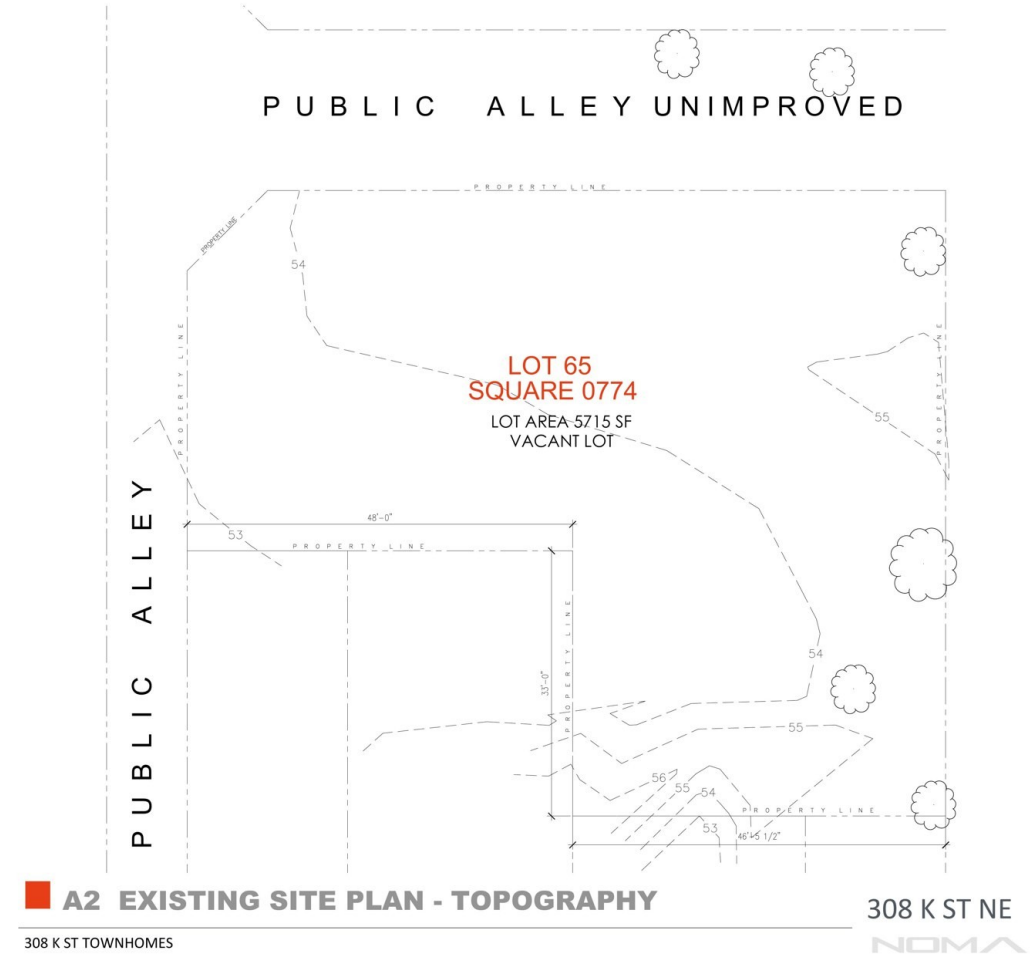
308 K ST TOWNHOMES

308 K ST NE
NOMA

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EXHIBIT A2

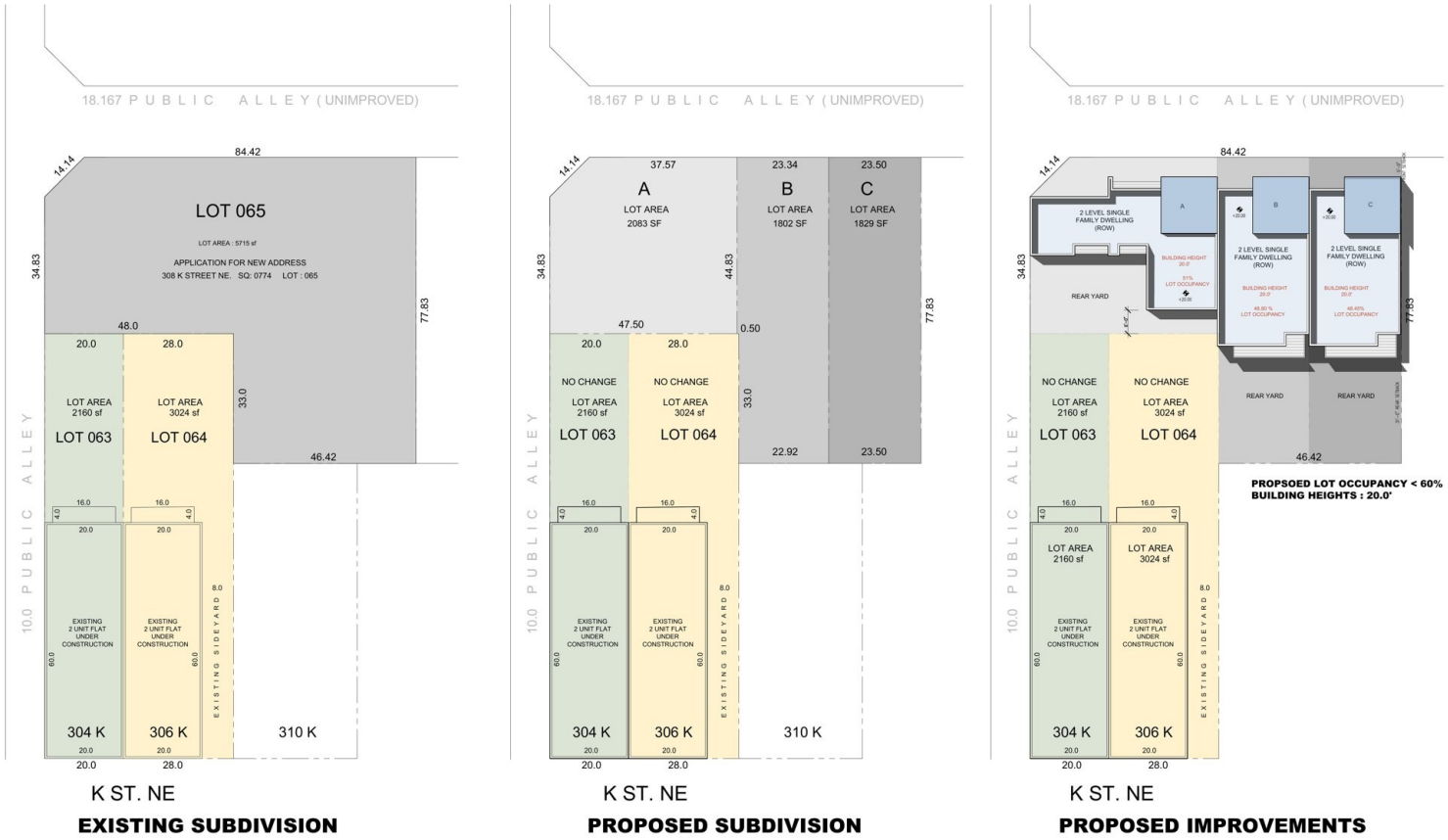
Existing site plan and topography



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EXHIBIT A3

Subdivision — existing, proposed, and proposed improvements



A3 SUBDIVISION

308 K ST TOWNHOMES

308 K ST NE

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EXHIBIT A4

Current and proposed parking



A4 PARKING

308 K ST TOWNHOMES

308 K ST NE

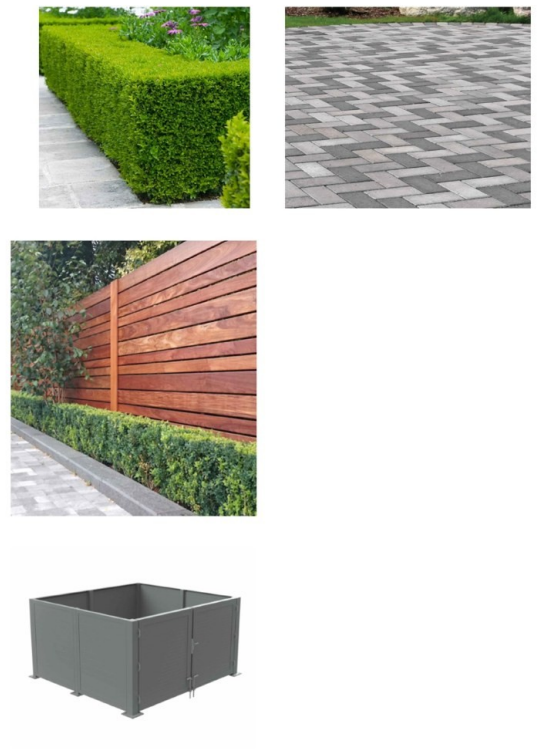
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EXHIBIT A5

Landscape plan and landscape elements





LANDSCAPE ELEMENTS

A5 LANDSCAPE PLAN

308 K ST TOWNHOMES

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EXHIBIT A6

First floor plan — Lots A, B and C



EXHIBIT A7

Second floor plan — Lots A, B and C



A7 SECOND FLOOR PLAN

308 K ST TOWNHOMES

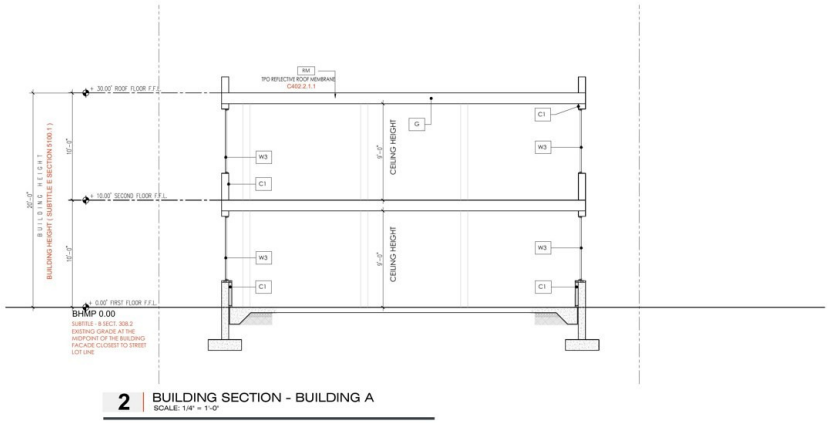
308 K ST NE

NOMA

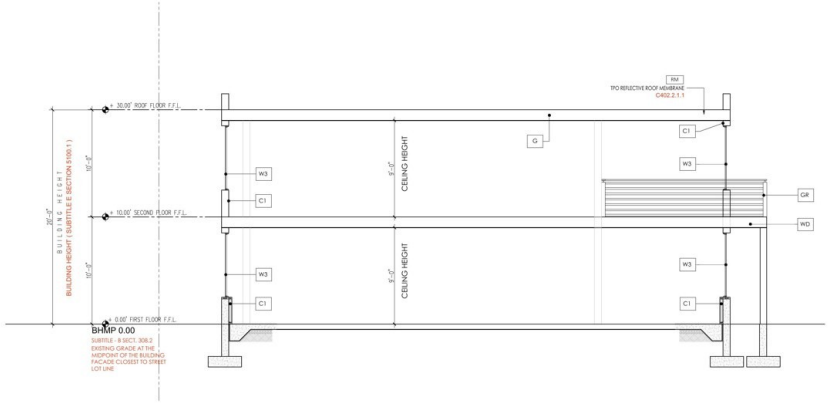
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EXHIBIT A10

Building sections — Buildings A and B



2 | BUILDING SECTION - BUILDING A
SCALE: 1/4" = 1'-0"



1 | BUILDING SECTION - BUILDING B
SCALE: 1/4" = 1'-0"

A10 BUILDING SECTION

308 K ST TOWNHOMES

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EXHIBIT A04B

Front elevation, façade composition (Option B)



1 FRONT ELEVATION - OPTION B
SCALE: 1/4" = 1'-0"

A04B ELEVATIONS FACADE COMPOSITION

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Fire apparatus distance study — alley Lot 0065, Square 0774

