ARQ
ileana schinder

BZA Application	
Application BZA No. 21349-A **DoB # B2504028**	**Date** October 2, 2026
To: Board of Zoning Adjustment	**Project location:** 628 15th Street NE SSL 1051 0113
From: Ileana Schinder, Architect ile@ileanaschinder.com	Exception U-301.1(c).2.B

BURDEN OF PROOF

The project proposes a 2-story accessory 290 square foot structure to receive a second principal dwelling. The site is 1,600 square feet, from an existing lot occupancy of 40% to 58% proposed. The Board of Zoning Adjustment approved the exceptions for parking requirements (Subtitle C 701.5 & C 703.2) along with accessory building requirements Subtitle U 301.1(e). See attached Order 21349 for Ed Fendley dated October 15, 2025. Based on the District of Columbia Zoning Commission on the Omnibus Text Amendment (ZC Case No 25-12) on May 28, 2026 and published in the DC Register on July 10, 2026.

Subtitle U-301.1(c).2.B
Matter of Right Uses 301.1(c) The following uses shall be permitted as a matter of right in an RF Zone subject to any applicable conditions: 2. Permanent access shall be provided by one of the following **B.** Through an improved public alley with an alley width of not less than 15'-0" at any point between the lot and a public street
Applicant Comment
The project proposes a 3'-0" setback from the rear property line which adds up to a 8'-0" from the centerline of the alley. This setback contributes to the safety of vehicular traffic along the alley this the applicant's and all neighboring properties. Also, the addition of this structure does not impede access nor movement of vehicles from neighboring properties.

Subtitle X 901.2 (a), (b), and (c)
Standard: The Board of Zoning Adjustment is authorized under #8 of the Zoning Act, DC Official Code 6-641.07(g)(2), to grant special exceptions, as provided in this title where, in the judgment of the BZA, the special exceptions:

a	Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps	The proposed building complies with massing regulations except the parking requirement
b	Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and	The proposed building will not interfere with the privacy, access to natural light or security of adjoining properties.
c	Will meet such special conditions as may be specified in this title	The proposed project complies with all other requirements except surface parking.

Board of Zoning Adjustment
District of Columbia
CASE NO. 21349A
EXHIBIT NO. 62

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