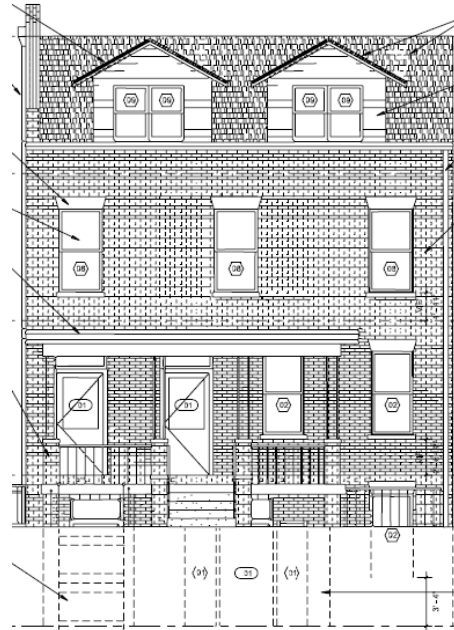


BZA Application No. 21373

438 Park Road, NW
November 19, 2025



Applicant

H D 438 PARK ROAD NW LLC

Angela Phillips

Brittney Bushee

John Azat

Zoning Attorney

Sullivan & Barros, LLP

Board of Zoning Adjustment
District of Columbia
Alexandra Wilson

CASE NO. 21373

EXHIBIT NO. 26

Overview and Requested Relief

- The Property is located in the RF-1 zone and is improved with a three-story + cellar single-family semi-detached dwelling. The Applicant is proposing to construct a three-story addition to the side and a three-story addition to the rear. The Applicant is also proposing to convert the Property to three residential dwelling units.
- The Addition will be identical (although mirrored) to the property next-door, at 436 Park Road which received BZA approval for the same areas in case number 19919.
- As part of the Proposal, the Applicant seeks the following special exceptions:

Rear Yard	The Rear Addition will decrease <u>a portion</u> of the rear yard to 6 ft. and 6 and 3/4 in. where E-207.1 requires a rear yard of 20 ft., requiring relief pursuant to E-5201.
10 Foot Rule	The Rear Addition extends 19 ft. and 2-3/4 in. past the rear wall of the only adjoining property to the west whereas E-207.4 limits such an extension to 10 ft. Accordingly, the Applicant seeks relief from E-207.4 pursuant to E-207.5 and subject to the requirements of E-5201.
Architectural Elements	The RF-1 zone has a unique provision, Subtitle E-204.1, prohibiting alterations of original rooftop elements. The Applicant is also proposing to expand the existing third-story dormer and add a dormer. It is also removing the existing cornice on top of the bay window on the eastside of the Building, through the removal of the bay window, to allow for the Side Addition. Accordingly, the Applicant is seeking relief pursuant to E-204.4.
Parking	The conversion increases the parking requirement by 1 space pursuant to C-701.5 (1 space for every 2 units). While there is an alley to the rear, the width ranges from 6 ft. to 8 ft., too small for access to the rear of the lot. Accordingly, the Applicant is requesting relief for one parking space pursuant to C-703.2.
Conversion	U-320.2: The Applicant also seeks special exception relief pursuant to U320.2 in order to convert the existing single-family home to 3 residential units.

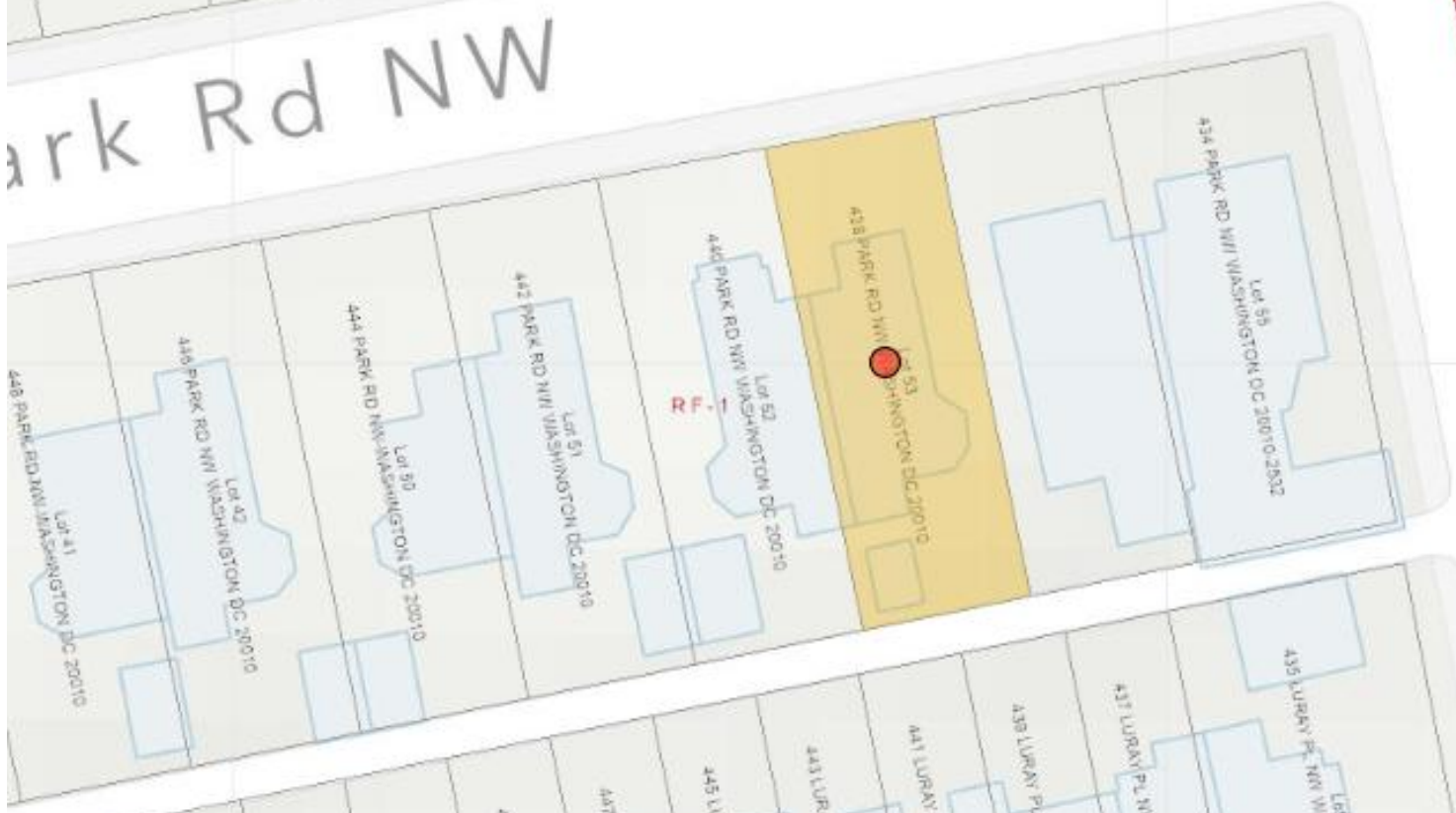


Community & Agency Support

- The Office of Planning recommends approval.
- ANC 1E voted unanimously in support of the application.
- DDOT has no objection.
- The Applicant has actively reached out to nearby property owners about the proposed project. Certified notices were sent to neighbors, including all adjacent owners. Despite repeated certified mailings and in-person attempts, the Applicant was unable to reach the owner of 440 Park Road. The adjacent owners at 436 Park Road were informed and raised no objections. The owner of 433 Park Road expressed support and submitted a letter of support for the record.



Park Rd NW





Subject Property

438 Park Rd NW

436

442

444

446

439

439



Subj. Property
438 Park Road, NW

440 Park Road, NW



436 Park Road, NW

Subj. Property
438 Park Road, NW

440 Park Road, NW



436 Park

Subject Property



436 Park

Subject Property



Subj. Property
438 Park Road, NW

436 Park Road, NW



434 Park Road, NW

436 Park Road, NW

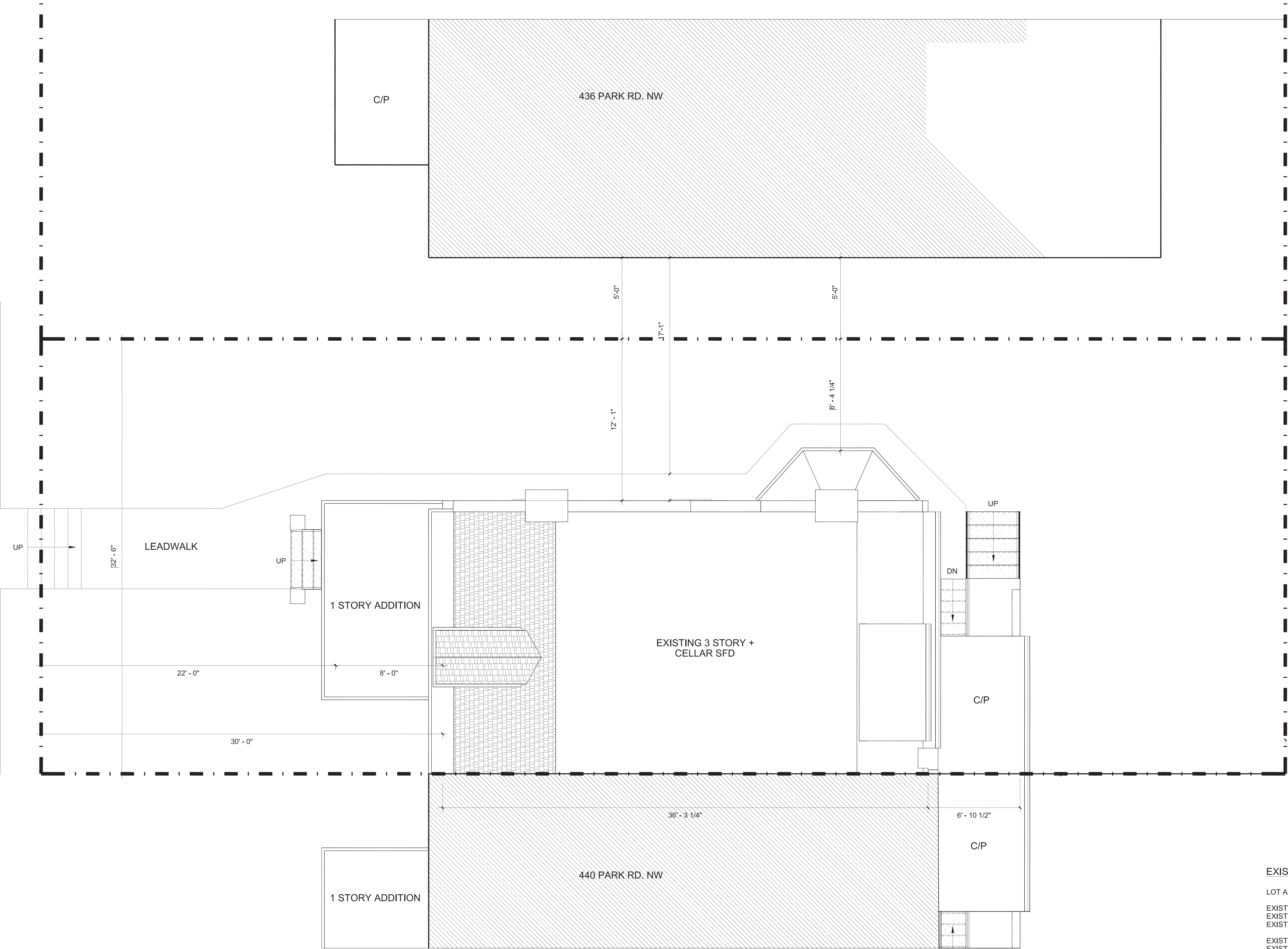
Subj. Property
438 Park Road, NW

The Applicant Meets the General Special Exception Requirements of X-901.2

- The proposed addition complies with all lot occupancy, side yard, and height requirements and retains the property's semi-detached building form, consistent with the block.
- The project replaces a non-original front addition with a design that is more compatible with neighborhood character and mirrors the adjacent home to the west.
- The design maintains the existing deep front setback, consistent with other homes along Park Road; also maintains existing cornice and roofline.
- The building concentrates massing toward the rear along the alley, a pattern that is typical of this alley, which features narrow conditions, accessory structures, and rear building walls built directly on the alley line.
- Overall, the proposal aligns with the prevailing development pattern and will not adversely impact neighboring properties given that the additional shade does not rise to the level of an undue impact.

PARK RD NW

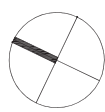
SIDEWALK



1 1/4" = 1'-0"
EXISTING SITE PLAN

EXISTING SITE INFORMATION

LOT AREA:	3,011 SF
EXISTING PORCH:	104 SF
EXISTING GARAGE:	194.6 SF
EXISTING HOUSE:	846.8 SF
EXISTING TOTAL FOOTPRINT:	1,145.4 SF OR 38%
EXISTING PERMEABLE AREA:	1,320 SF OR 43.8%





DESIGN - BUILD
LAND DEVELOPMENT
MAINTENANCE

TELEPHONE: 202 487-3085

REVISE	NO.	DATE	REVISION	TYPE	QUANTITY
1	1				
2	2				
3	3				
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5	5				

EXISTING SITE PLAN

PROJECT NO: 06-10

DRAWN BY: M. D. BARNES
APPROVED BY:

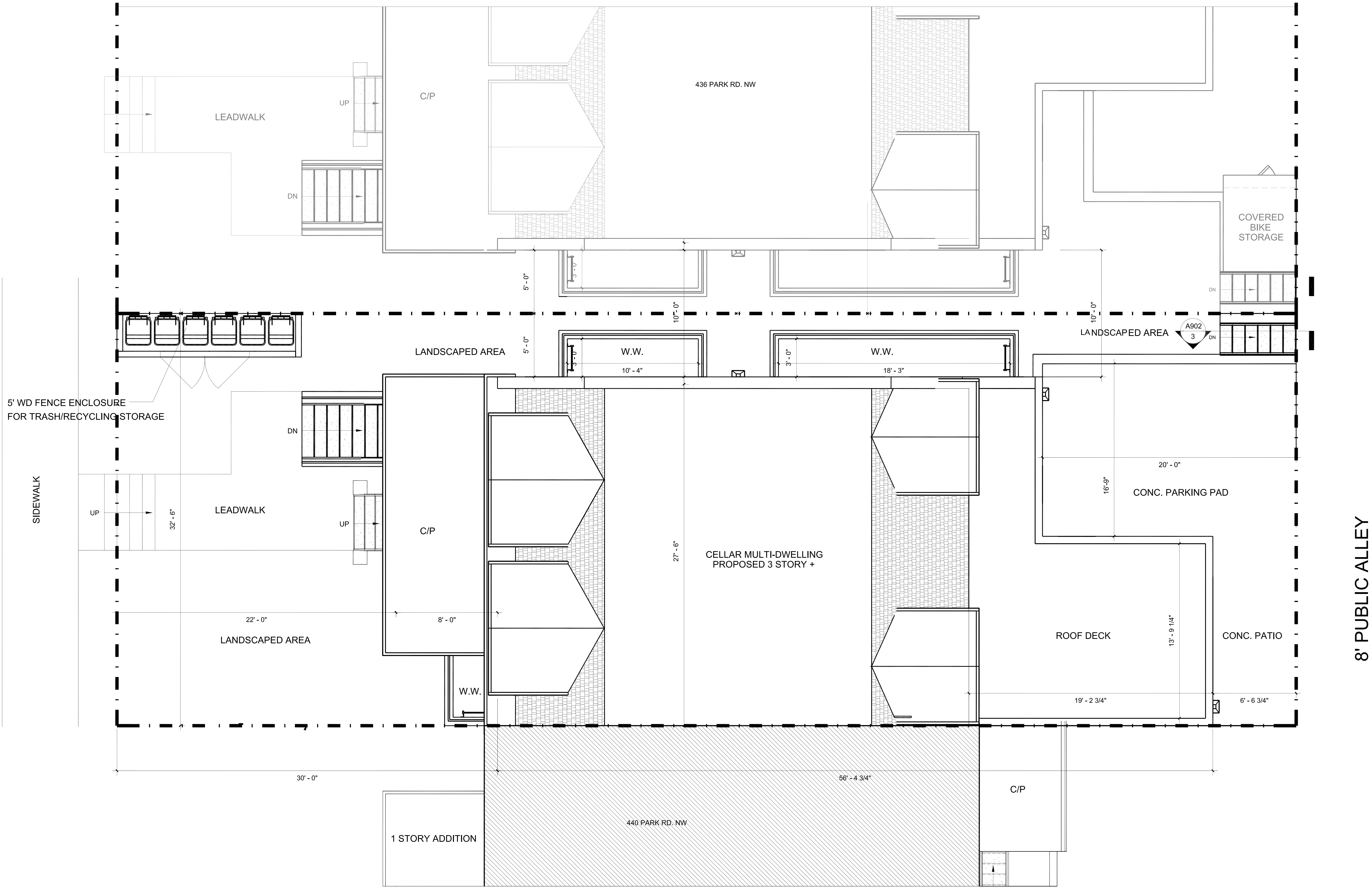
PROJECT TITLE:
438 PARK ROAD NW

PROJECT ADDRESS:
438 PARK ROAD NW
WASHINGTON, DC

D100

SHEET:

PARK RD NW



PROPOSED SITEINFORMATION	
PROPOSED PERVIOUS AREA:	888 SF OR 29.5%
PROPOSED TOTAL FOOTPRINT:	1,542 SF OR 51%
PROPOSED HOUSE:	1,378.2 SF
PROPOSED PORCH:	159.4 SF
LOT AREA:	3,011 SF



DESIGN - BUILD
LAND DEVELOPMENT
MAINTENANCE

TELEPHONE: 202 487-3085

REVISONS		QUANTITY
DATE	NO.	REVISION TYPE
	1	
	2	
	3	
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DATE:

PROPOSED SITE PLAN	
DRAWN BY: M. D. BARNES	APPROVED BY:

PROJECT NO: 06-10

PROJECT TITLE: 438 PARK ROAD NW	PROJECT ADDRESS: 438 PARK ROAD NW WASHINGTON, DC
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A100

SHEET:

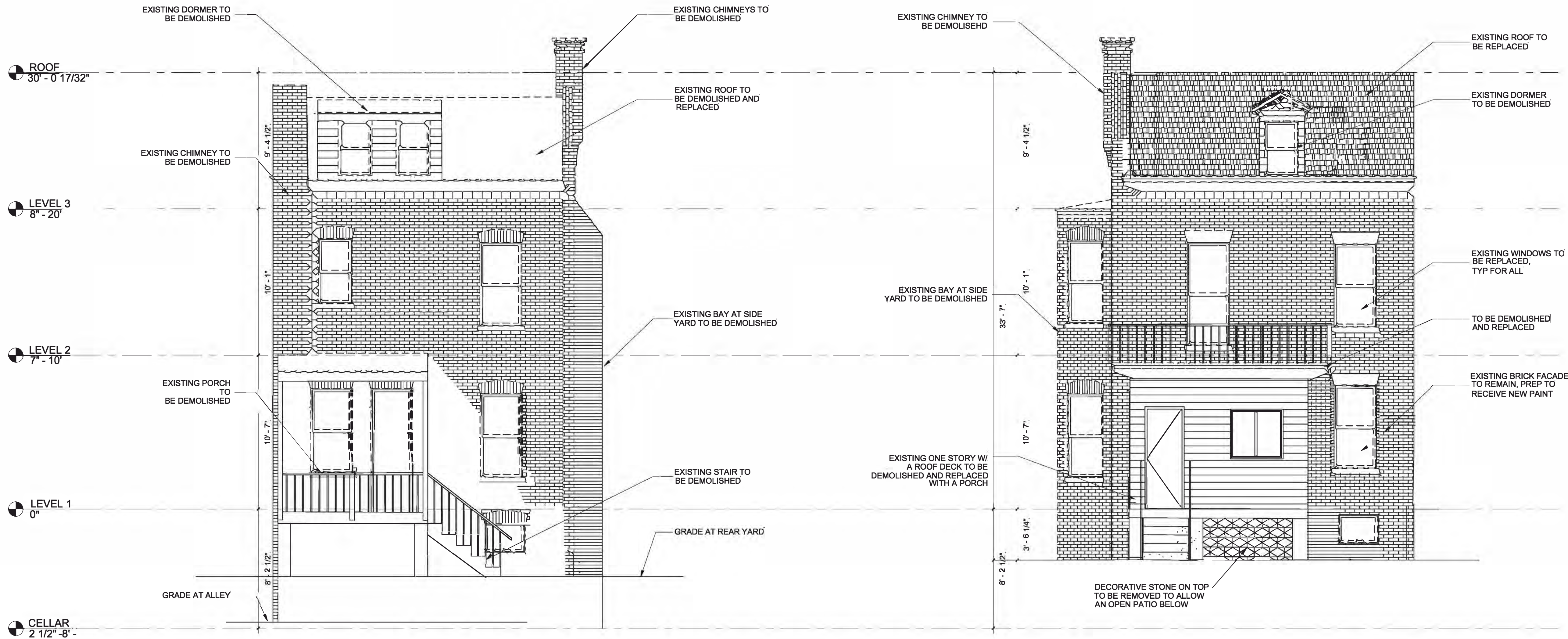
1 PROPOSED SITE PLAN
1/4" = 1'-0"

DEMO GENERAL NOTES

- A. COORDINATE ALL DEMOLITION WITH NEW CONSTRUCTION
- B. CONTRACTOR TO PROVIDE CONSTRUCTION WASTE MANAGEMENT PLAN FOR SALVAGE/RECYCLING OF DEMOLITION AND CONSTRUCTION WASTE.
- C. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING OF TEMPORARY WALL, FLOOR AND ROOF SUPPORTS THROUGHOUT THE DURATION OF THE PROJECT, IF NECESSARY.
- D. COMPLY WITH APPLICABLE LOCAL AND FEDERAL REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY, AND ENVIRONMENTAL PROTECTION.
- E. ERECT AND MAINTAIN DUSTPROOF PARTITIONS TO PREVENT THE SPEAD OF DUST, FUMES, ETC.
- F. PROTECT ALL EXISTING INTERIOR SURFACES TO REMAIN. IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE AFFECTED AREAS AT NO COST TO OWNER.

WALL KEY:

- [- - - -] EXISTING WALLS TO BE DEMOLISHED
- [Solid Grey] EXISTING WALLS TO REMAIN
- [White] NEW WALL
- [- . - . - .] 1 HR FIRE SEPARATION WALL



DESIGN - BUILD
LAND DEVELOPMENT
MAINTENANCE

TELEPHONE: 202 487-3085

QUANTITY	REVISION TYPE	NO.	DATE
		1	
		2	
		3	
		4	
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DATE:

PROPOSED BUILDING ELEVATIONS

DRAWN BY: M. D. BARNES
APPROVED BY:

PROJECT NO: 06-10

438 PARK ROAD NW
PROJECT ADDRESS:
438 PARK ROAD NW
WASHINGTON, DC

D201

SHEET:



TELEPHONE: 202 487-3085

REVISIONS		REVISION TYPE	QUANTITY
DATE	NO.		
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PROPOSED BUILDING ELEVATIONS

DRAWN BY: M. D. BARNES APPROVED BY:

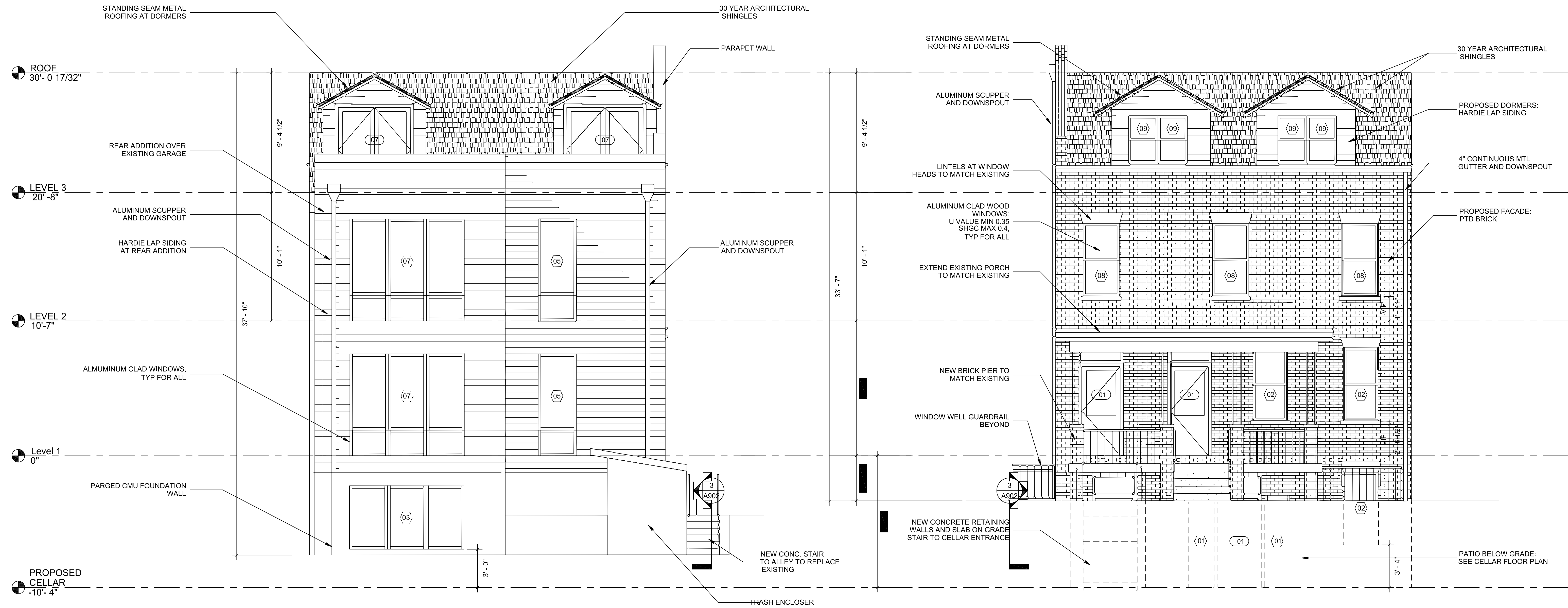
PROJECT NO: 06-10

PROJECT TITLE:
438 PARK ROAD NW

PROJECT ADDRESS:
438 PARK ROAD NW
WASHINGTON, DC

A201

SHEET:



1 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

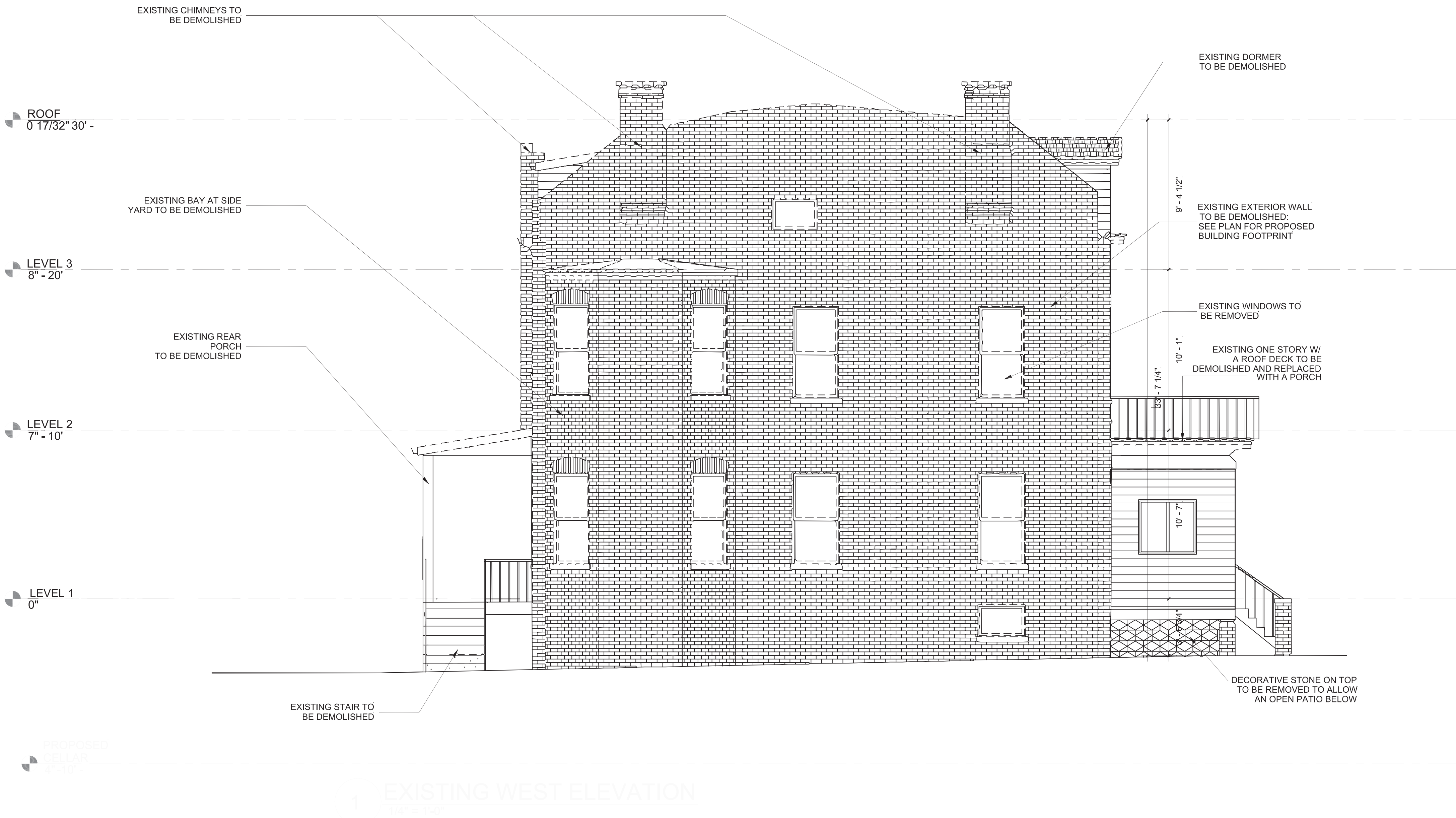
2 PROPOSED NORTH ELEVATION 1/4" = 1'-0"

DEMO GENERAL NOTES

- A. COORDINATE ALL DEMOLITION WITH NEW CONSTRUCTION
- B. CONTRACTOR TO PROVIDE CONSTRUCTION WASTE MANAGEMENT PLAN FOR SALVAGE/RECYCLING OF DEMOLITION AND CONSTRUCTION WASTE.
- C. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING OF TEMPORARY WALL, FLOOR AND ROOF SUPPORTS THROUGHOUT THE DURATION OF THE PROJECT, IF NECESSARY.
- D. COMPLY WITH APPLICABLE LOCAL AND FEDERAL REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY, AND ENVIRONMENTAL PROTECTION.
- E. ERECT AND MAINTAIN DUSTPROOF PARTITIONS TO PREVENT THE SPEAD OF DUST, FUMES, ETC.
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WALL KEY:

- [- - - -] EXISTING WALLS TO BE DEMOLISHED
- [Solid Grey] EXISTING WALLS TO REMAIN
- [Solid White] NEW WALL
- [- . - . - .] 1 HR FIRE SEPARATION WALL



DESIGN – BUILD
LAND DEVELOPMENT
MAINTENANCE

TELEPHONE: 202 487-3085

NO.	DATE	REVISION TYPE	QUANTITY
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DATE:

PROPOSED BUILDING ELEVATIONS

DRAWN BY: M. D. BARNES APPROVED BY:

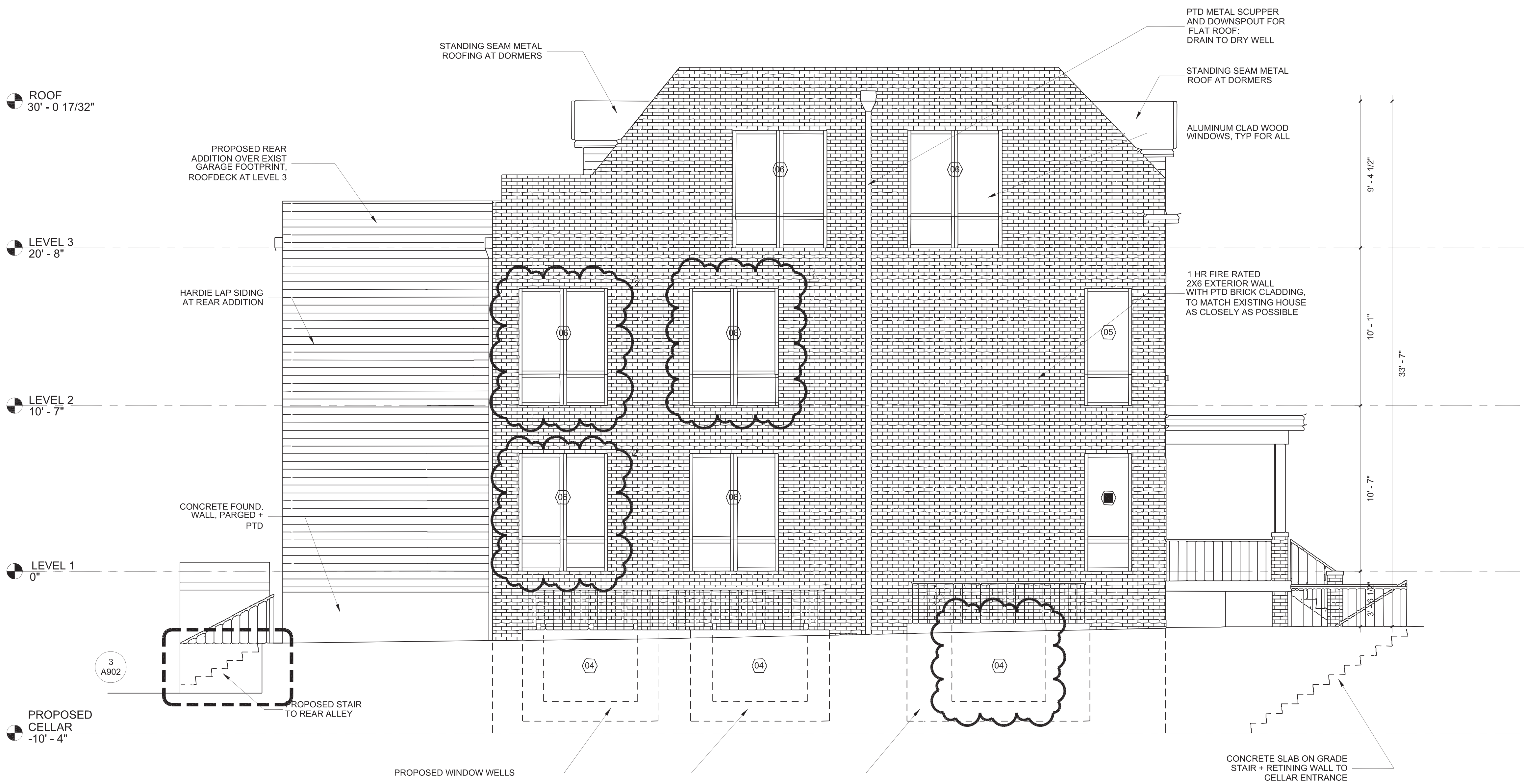
PROJECT NO: 06-10

438 PARK ROAD NW

PROJECT ADDRESS:
438 PARK ROAD NW
WASHINGTON, DC

D202

SHEET:



1 PROPOSED EAST ELEVATION
1/4" = 1'-0"

DIAMOND ENTERPRISE, LLC

DESIGN - BUILD
LAND DEVELOPMENT
MAINTENANCE

TELEPHONE: 202 487-3085

REVISE	NO.	DATE	REVISION TYPE	QUANTITY
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PROPOSED BUILDING ELEVATIONS

PROJECT NO: 06-10

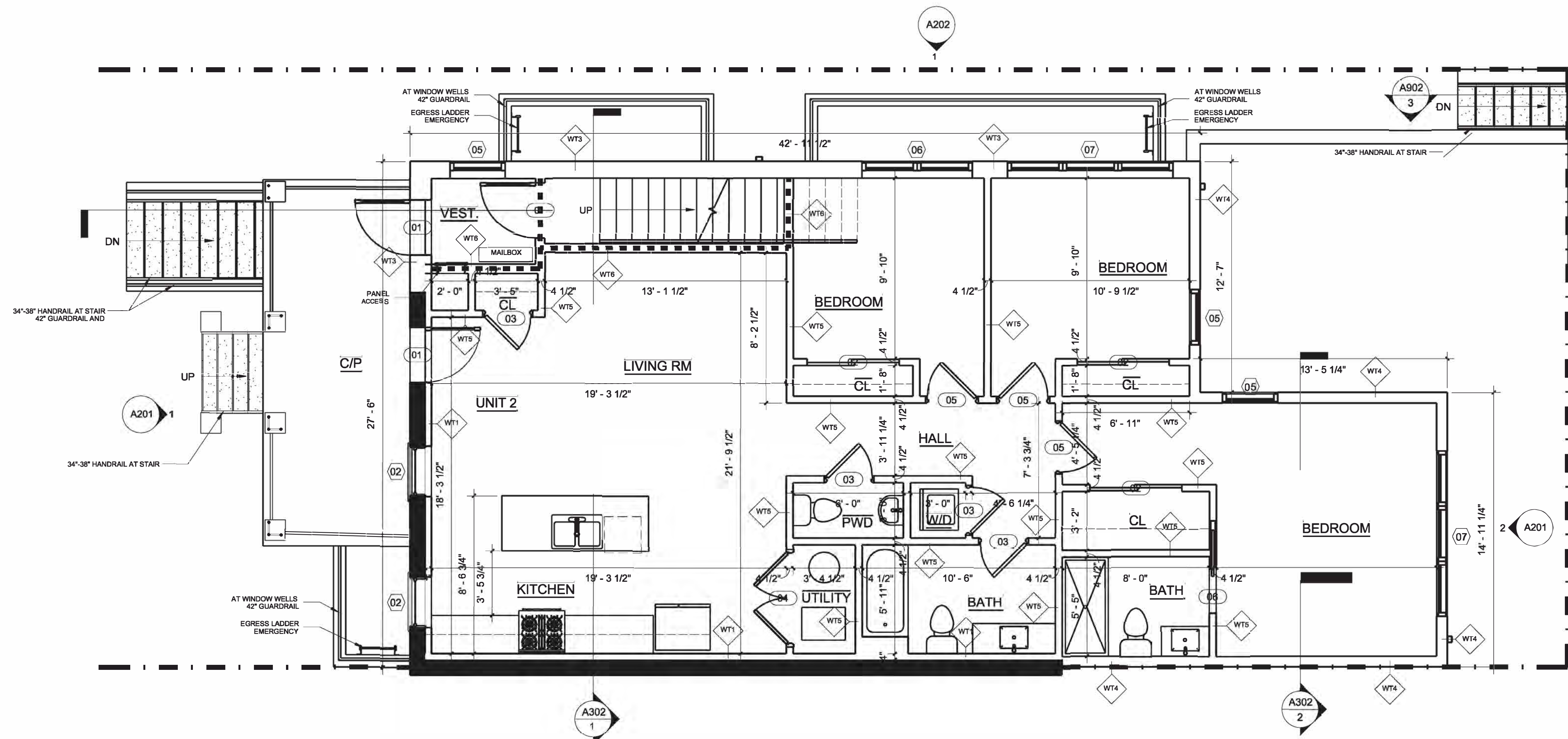
DRAWN BY: M. D. BARNES
APPROVED BY:

PROJECT TITLE:
438 PARK ROAD NW

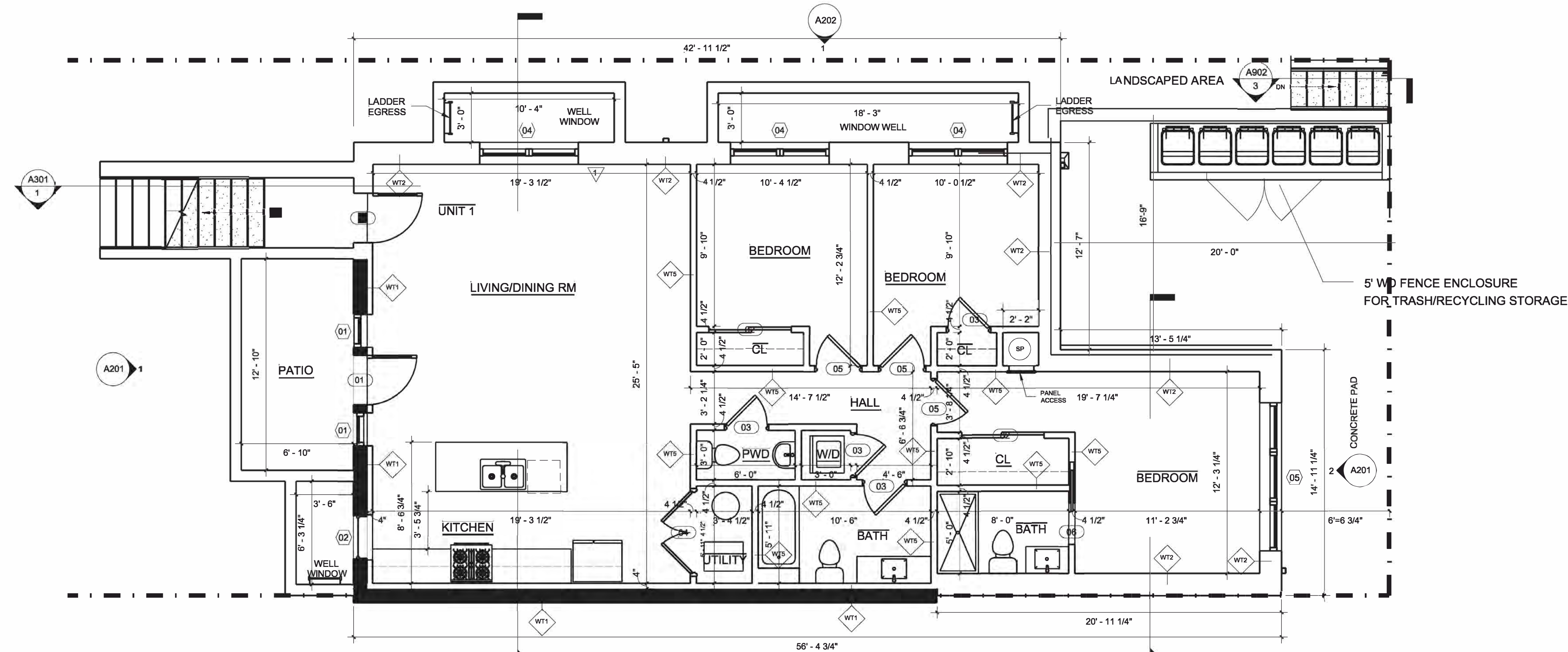
PROJECT ADDRESS:
438 PARK ROAD NW
WASHINGTON, DC

A202

SHEET:



2 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



1 PROPOSED CELLAR
1/4" = 1'-0"

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR SHALL REVIEW ANY DISCREPANCIES BETWEEN DOCUMENTED AND ACTUAL CONDITIONS WITH THE ARCHITECT PRIOR TO COMMENCING WORK IN AFFECTED AREAS.
2. CONTRACTOR SHALL VERIFY INFORMATION, DIMENSIONS, COORDINATION OF TRADES, SITE CONDITIONS PRIOR TO ORDERING OF MATERIALS TO ENSURE FIT, QUALITY AND RELATIONSHIPS OF MATERIALS ACCORDING TO THE CONSTRUCTION DOCUMENTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY DAMAGE RESULTING FROM PERFORMANCE OF THE WORK.
4. REFER TO PROJECT INFORMATION SHEET FOR SYMBOL ABBREVIATIONS.
5. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, LOCAL, GOVERNING ORDINANCES, CODES, ZONING, LAWS AND REGULATIONS.
6. ANY MODIFICATIONS OF DESIGN OR SPECIFICATIONS TO COMPLY WITH CODES IS TO BE PRESENTED TO, COORDINATED WITH, AND APPROVED BY DESIGNER PRIOR TO COMMENCING THE AFFECTED WORK.
7. WALL TYPES: NEW INTERIOR PARTITIONS TO BE 3 1/2" WD STUDS FROM FLOOR TO UNDERSIDE OF STRUCTURE w/ 1/2" DRYWALL TO BOTH SIDES, UNO.
8. COORDINATE PAINT + FINISH SELECTIONS w/ OWNER PRIOR TO INSTALLATION.
9. ALL SPACES AFFECTED TO RECEIVE NEW FLOORING, UNO.
10. PROVIDE NEW WD BASE @ ALL SPACES w/ NEW FLOORING.
11. PROVIDE THRESHOLD OR REDUCER STRIP WHERE FLOOR FINISHES CHANGE UNO.
12. ALL INSULATION SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
13. WINDOWS: ALL WINDOWS LOCATED WITHIN A BEDROOM SHALL MAINTAIN A MIN SILL HEIGHT OF 44" AFF WITH A MIN OPENING AREA OF 5.7 SF, HAVE A MIN HEIGHT OF 24" AND OPENING WIDTH OF 20". ALL OPERABLE WINDOWS SHALL BE OPERABLE FROM THE INSIDE AND WITHOUT THE USE OF KEYS OR TOOLS.
- 14.

WALL KEY:

- [- - - -] EXISTING WALLS TO BE DEMOLISHED
- [Solid Line] EXISTING WALLS TO REMAIN
- [Thin Solid Line] NEW WALL
- [Thick Dashed Line] 1 HR FIRE SEPARATION WALL



DESIGN - BUILD
LAND DEVELOPMENT
MAINTENANCE

TELEPHONE: 202 487-3085

REVISIONS	DATE	NO.	REVISION TYPE	QUANTITY
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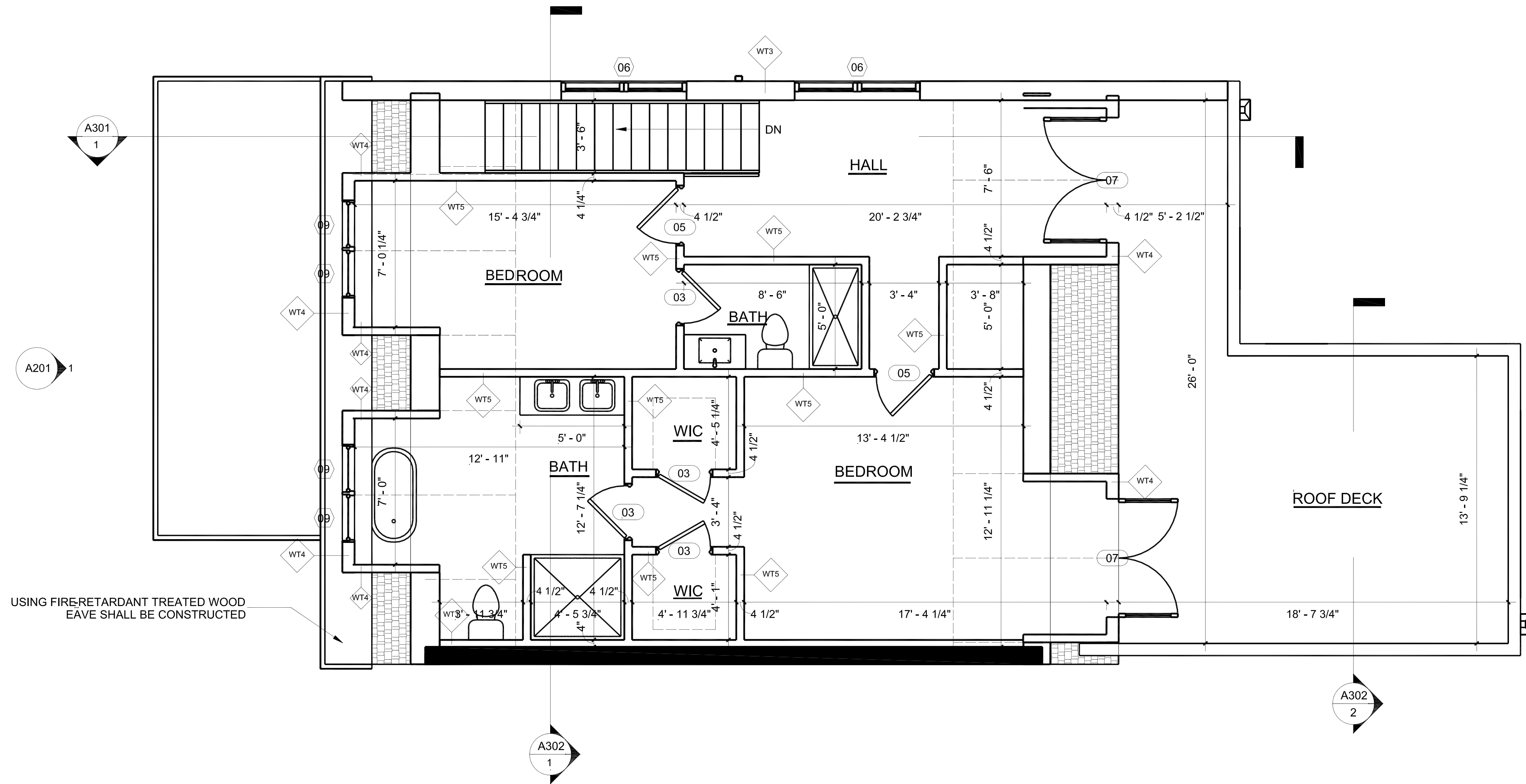
FLOOR PLANS:
PROPOSED CELLAR AN FIRST FLOOR

PROJECT NO: 06-10

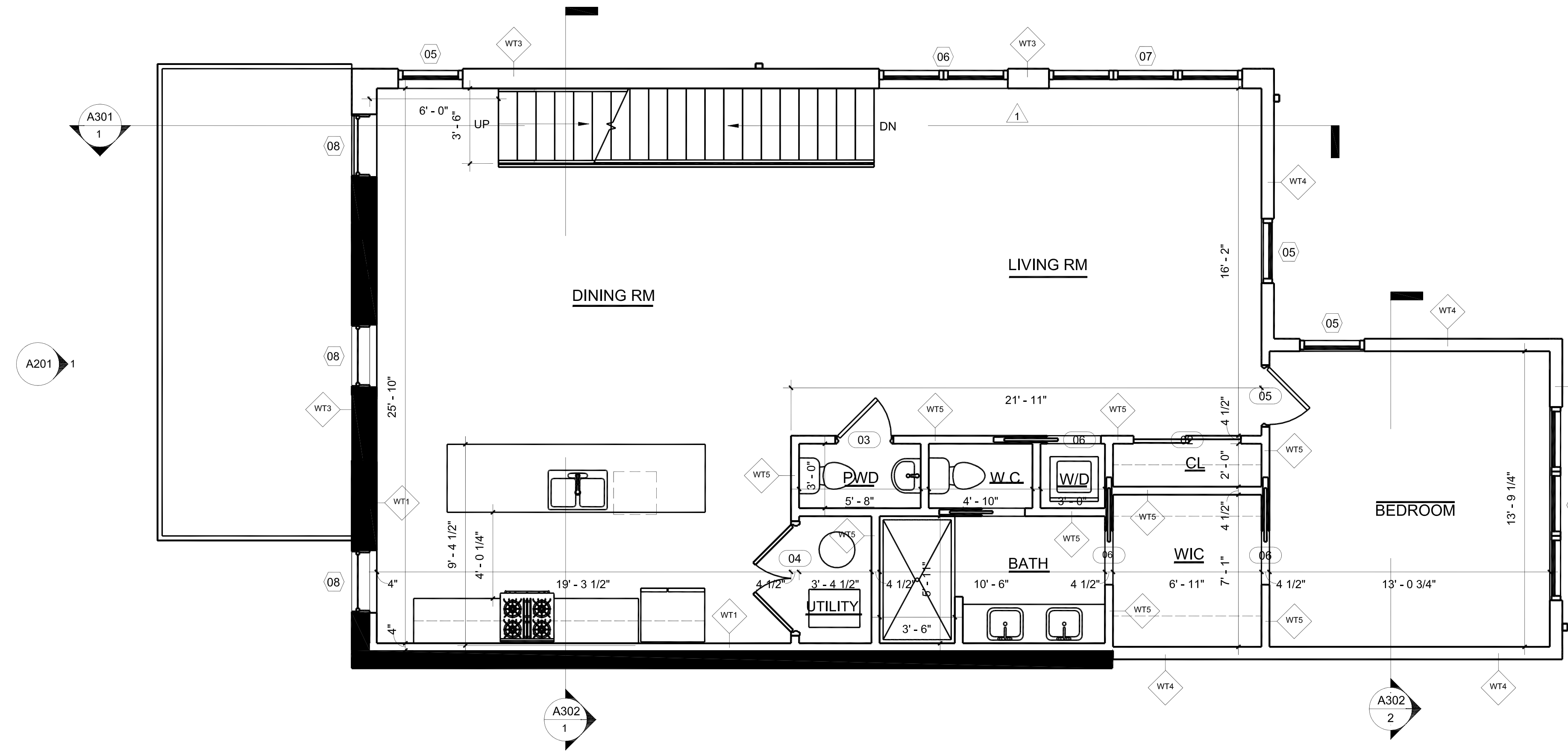
PROJECT TITLE:
438 PARK ROAD NW
PROJECT ADDRESS:
438 PARK ROAD NW
WASHINGTON, DC

A101

SHEET:



2 PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"



1 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR SHALL REVIEW ANY DISCREPANCIES BETWEEN DOCUMENTED AND ACTU
2. CONDITIONS WITH THE ARCHITECT PRIOR TO COMMENCING WORK IN AFFECTED AREAS
3. COORDINATE ALL DEMOLITION WITH NEW CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY INFORMATION, DIMENSIONS, COORDINATION OF TRADES,
5. SITE CONDITIONS PRIOR TO ORDERING OF MATERIALS TO ENSURE FIT, QUALITY AND
6. RELATIONSHIPS OF MATERIALS ACCORDING TO THE CONSTRUCTION DOCUMENTS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY DA
8. RESULTING FROM PERFORMANCE OF THE WORK.
9. REFER TO PROJECT INFORMATION SHEET FOR SYMBOL ABBREVIATIONS.
10. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE,
11. LOCAL GOERNING ORDINANCES, CODES, ZONING, LAWS AND REGULATIONS.
12. ANY MODIFICATIONS OF DESIGN OR SPECIFICATIONS TO COMPLY WITH CODES IS TO BE
13. PRESENTED TO, COORDINATED WITH, AND APPROVED BY DESIGNER PRIOR TO
14. COMMENCING THE AFFECTED WORK.
15. WALL TYPES-NEW INTERIOR PARTITIONS TO BE 3 1/2" WD STUDS FROM FLOOR TO
16. UNDERSIDE OF STRUCTURE w/ 1/2" DRYWALL TO BOTH SIDES, UNO
17. COORDINATE PAINT + FINISH SELECTIONS w/ OWNER PRIOR TO INSTALLATION.
18. ALL SPACES AFFECTED TO RECEIVE NEW FLOORING, UNO.
19. PROVIDE NEW WD BASE @ ALL SPACES w/ NEW FLOORING.
20. PROVIDE THRESHOLD OR REDUCER STRIP WHERE FLOOR FINISHES CHANGE UNO.
21. ALL INSULATION SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
22. WINDOWS: ALL WINDOWS LOCATED WITHIN A BEDROOM SHALL MAINTAIN A MIN SILL HEIGHT
23. OF 44" AFF WITH A MIN OPENING AREA OF 5.7 SF, HAVE A MIN HEIGHT OF 24" AND OPENING
24. WIDTH OF 20". ALL OPERABLE WINDOWS SHALL BE OPERABLE FROM THE INSIDE AND
25. WITHOUT THE USE OF KEYS OR TOOLS.

WALL KEY:

- [- - -] EXISTING WALLS TO BE DEMOLISHED
- [] EXISTING WALLS TO REMAIN
- [] NEW WALL
- [- - -] 1 HR FIRE SEPARATION WALL



DESIGN - BUILD
LAND DEVELOPMENT
MAINTENANCE

TELEPHONE: 202 487-3085

REVISIONS					
DATE	NO.	REVISION TYPE			QUANTITY
	1				
	2				
	3				
	4				
	5				

FLOOR PLANS:
PROPOSED SECOND AND THIRD FLOOR PLANS

DRAWN BY: M. D. BARNES
APPROVED BY:

PROJECT NO: 06-10

PROJECT TITLE:
438 PARK ROAD NW

PROJECT ADDRESS:
438 PARK ROAD NW
WASHINGTON, DC

A102

SHEET:



PARK ROAD, N.W.

438

PUBLIC ALLEY

9:00 AM



PARK ROAD, N.W.

438

PUBLIC ALLEY

12:00 PM (NOON)



PARK ROAD, N.W.

438

PUBLIC ALLEY

3:00 PM



DESIGN - BUILD
LAND DEVELOPMENT
MAINTENANCE

TELEPHONE: 202 487-3085

REVISIONS		DATE	NO.	REVISION TYPE	QUAN TY
			1	A	
			2	A	
			3	A	
			4	A	
			5	A	
			6	A	

DATE: 04/03/2025

SHADE STUDY (Spring/Fall)

APPROVED BY: M. D. BARNES

PROJECT NO: 06-10

PROJECT TITLE

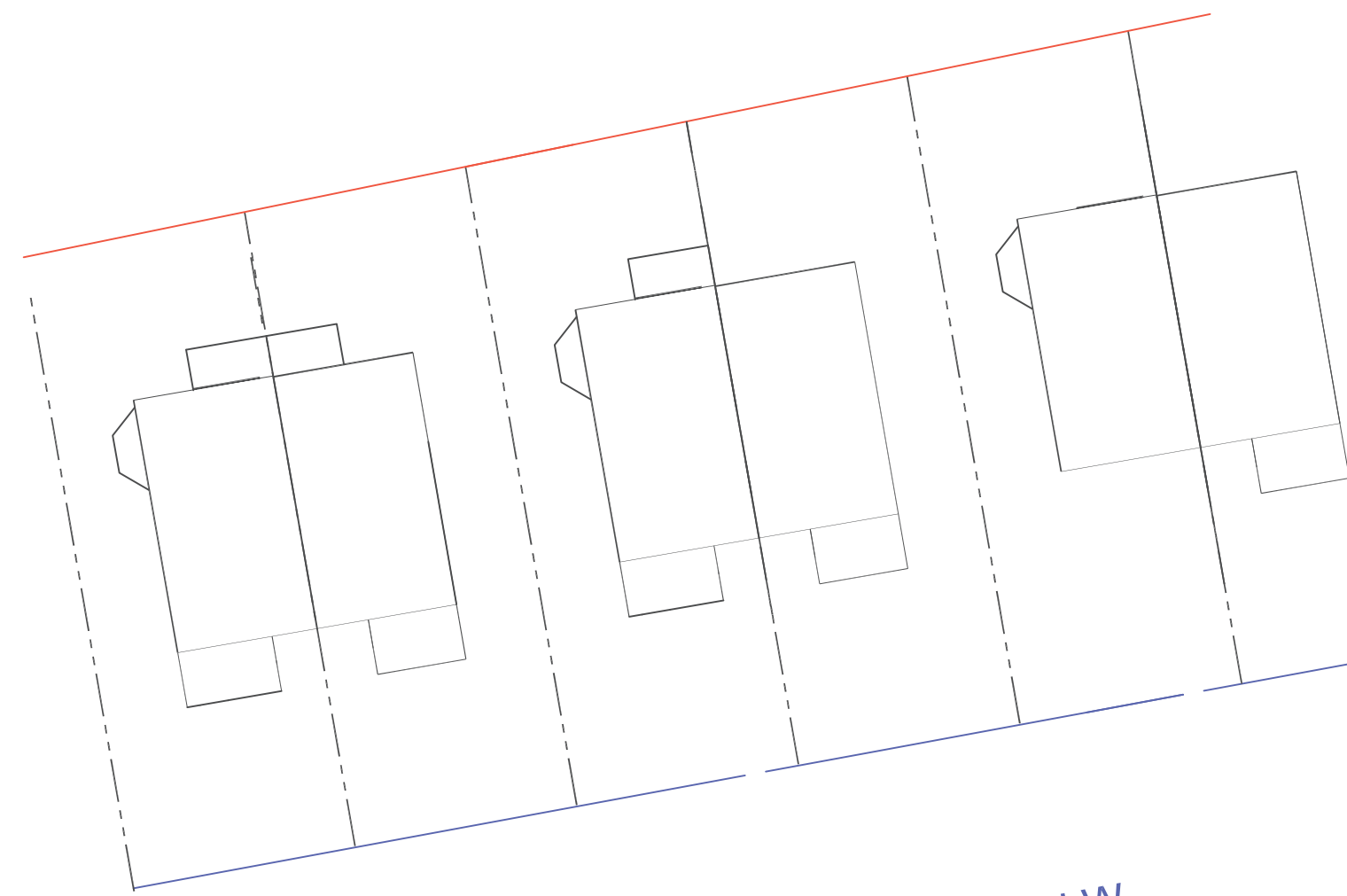
438 PA RK ROAD NW

PROJECT ADDRESS:

438 PARK ROAD NW
WASHINGTON DC 20010

SS-3

Board of Zoning Adjustment
SHEET: District of Columbia
CASE NO. 21373
EXHIBIT NO. 18C

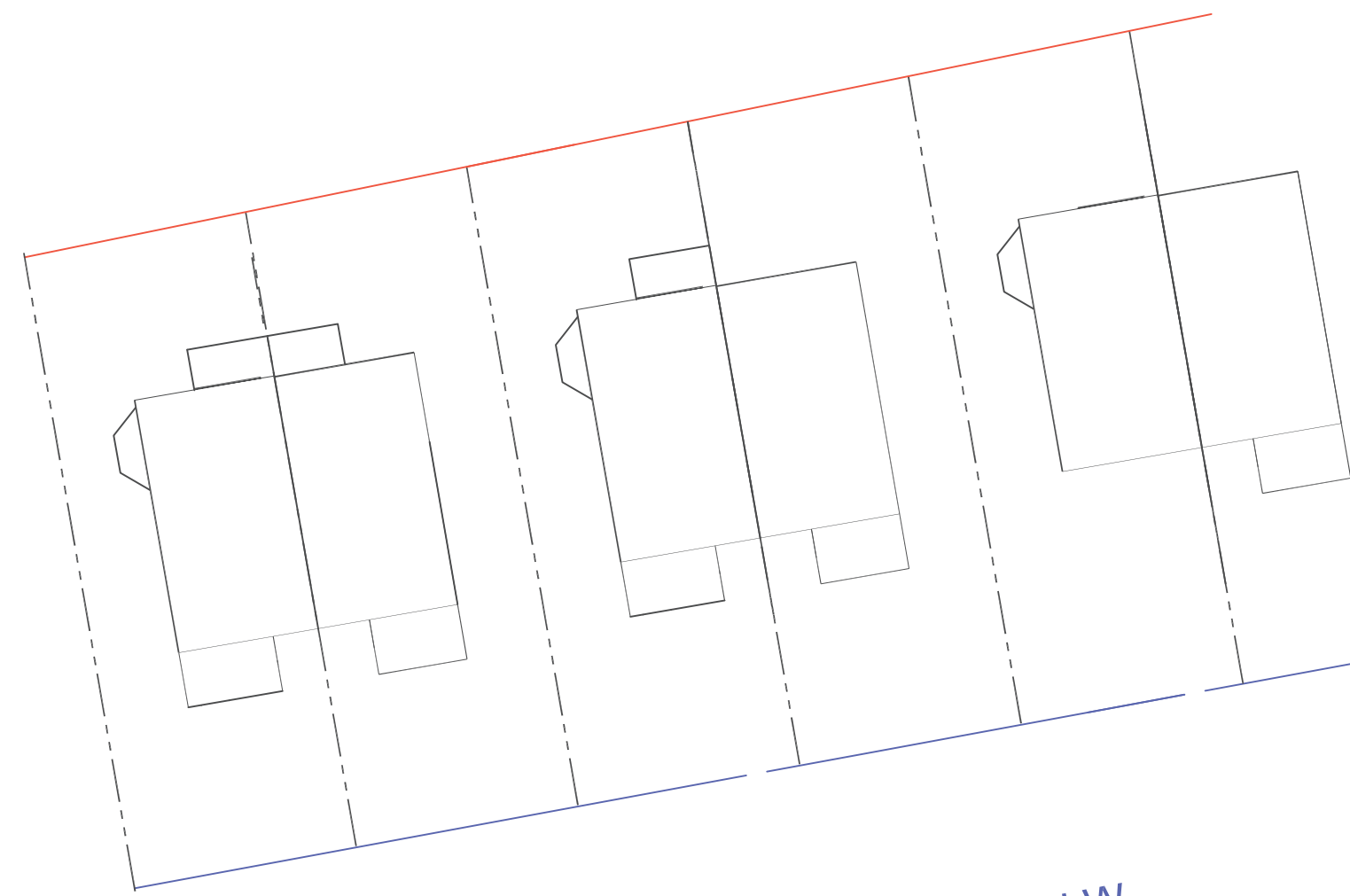


PARK ROAD, N.W.

438

PUBLIC ALLEY

9:00 AM

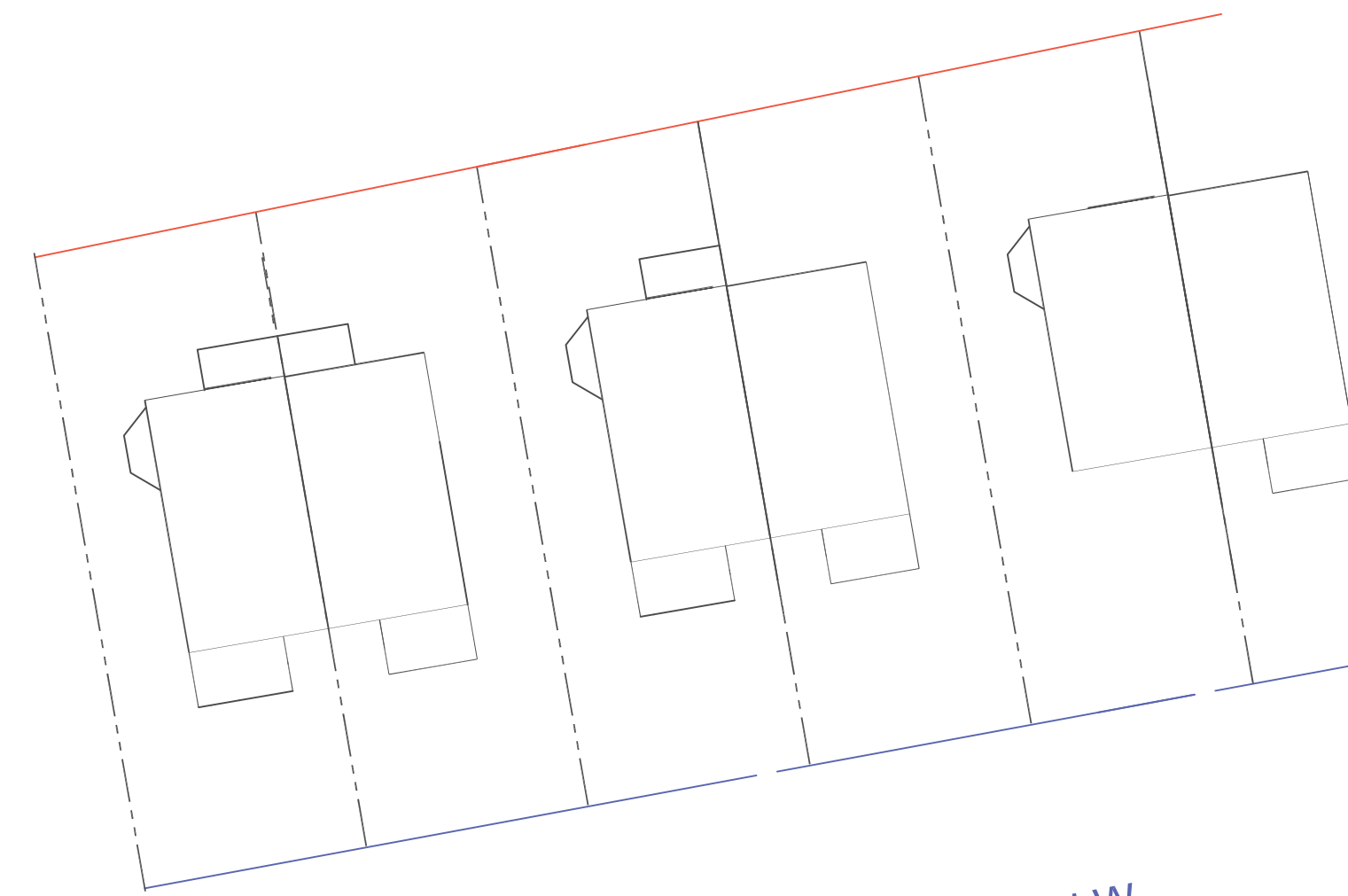


PARK ROAD, N.W.

438

PUBLIC ALLEY

12:00 PM (NOON)



PARK ROAD, N.W.

438

PUBLIC ALLEY

3:00 PM



DESIGN - BUILD
LAND DEVELOPMENT
MAINTENANCE

TELEPHONE: 202 487-3085

REVISIONS		QUANTITY	
DATE	NO.	REVISION TYPE	
	1		
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DATE: 04/03/2025

SHADE STUDY (SUMMER)

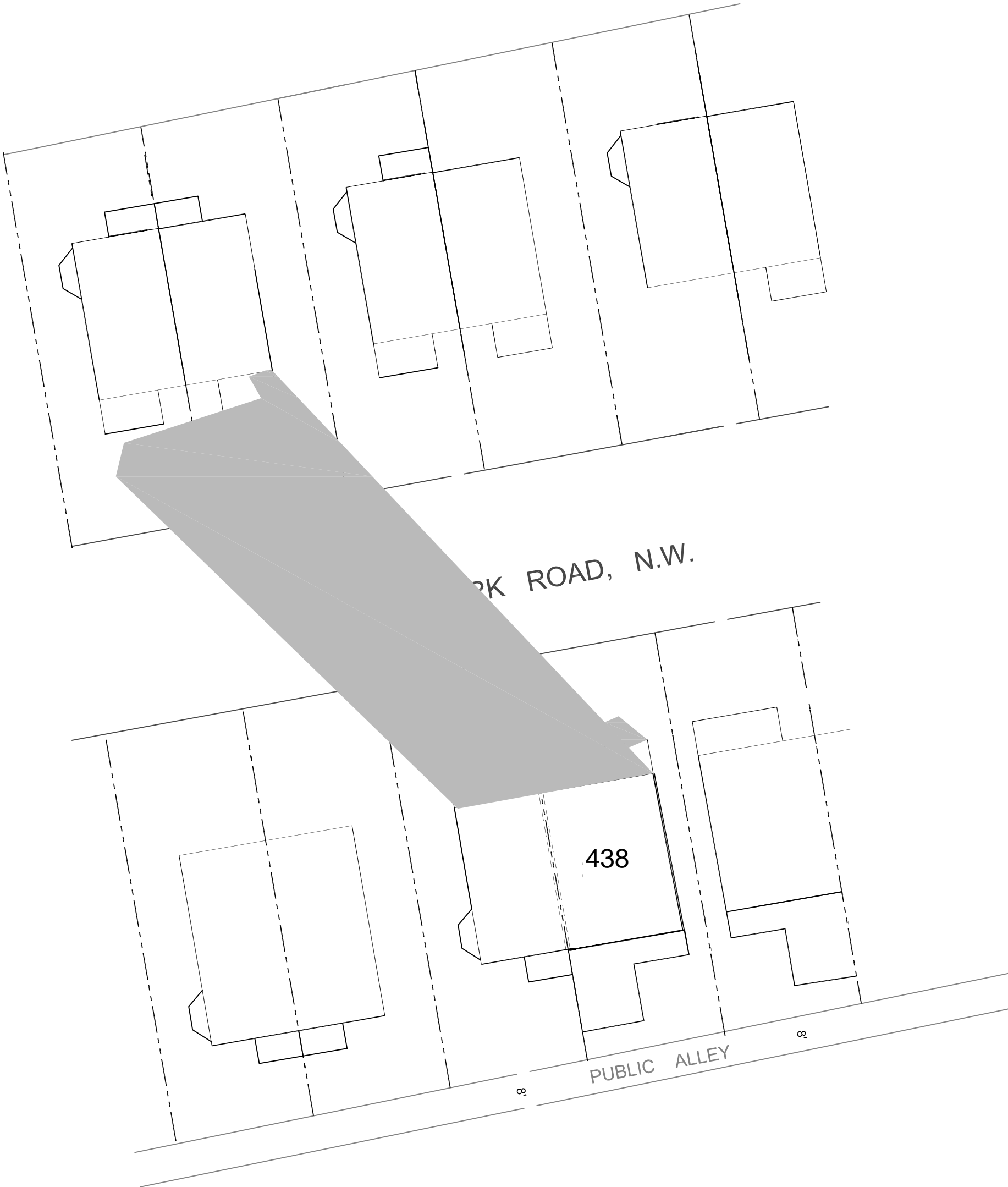
DRAWN BY: M. D. BARNES
APPROVED BY:

PROJECT NO: 06-10

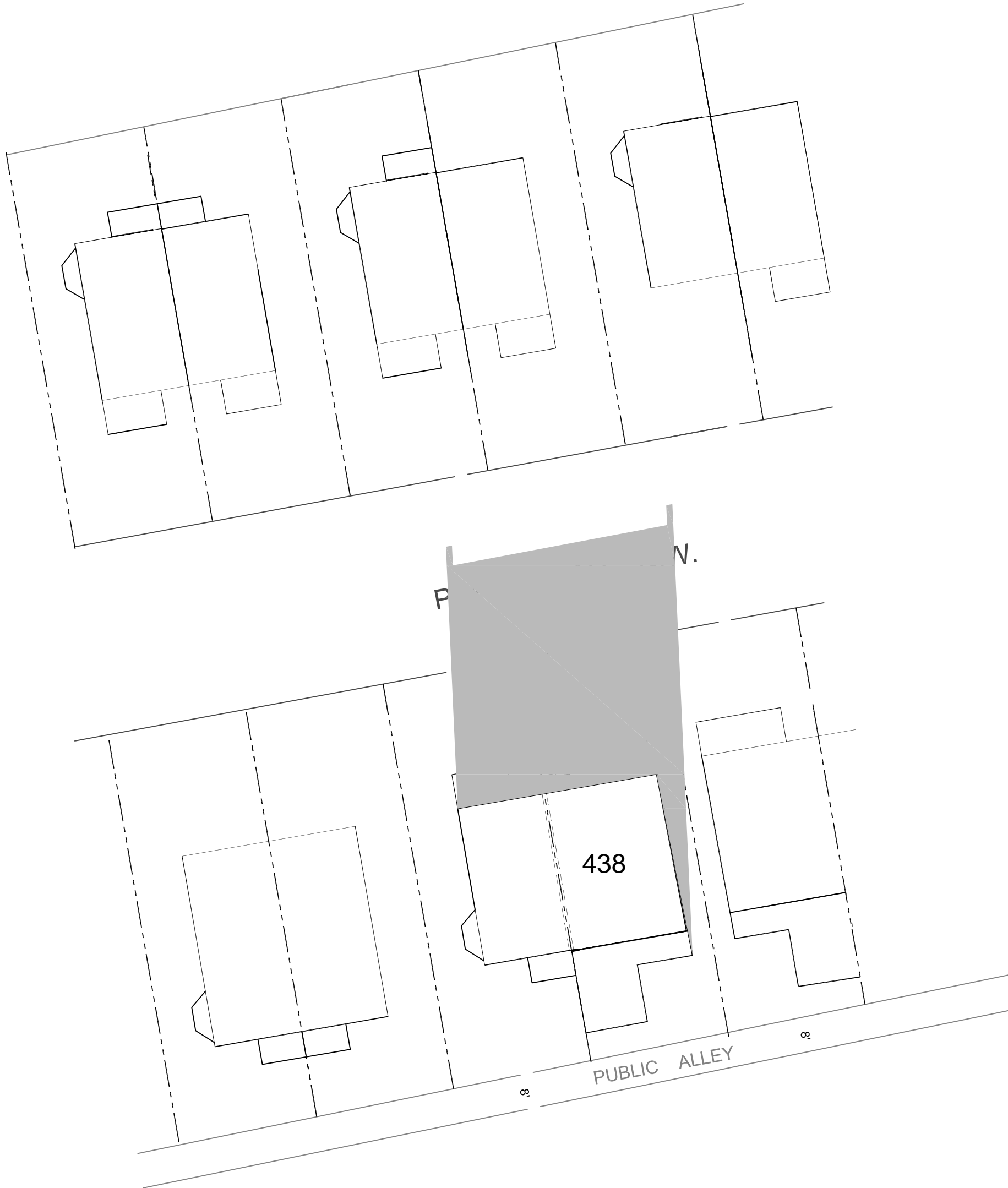
PROJECT TITLE:
438 PARK ROAD NW
PROJECT ADDRESS:
438 PARK ROAD NW
WASHINGTON DC 20010

SS-2

SHEET:



9:00 AM



12:00 PM (NOON)



3:00 PM

DIAMOND
ENTERPRISE,
LLC

DESIGN - BUILD
LAND DEVELOPMENT
MAINTENANCE

TELEPHONE: 202 487-3085

REVISIONS		QUANTITY
DATE	NO.	REVISION TYPE
	1	
	2	
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DATE: 04/03/2025		

SHADE STUDY (WINTER)

DRAWN BY: M. D. BARNES
APPROVED BY:

PROJECT TITLE:
438 PARK ROAD NW

PROJECT ADDRESS:
438 PARK ROAD NW
WASHINGTON DC 20010

PROJECT NO: 06-10

SS-4

SHEET:











The Applicant Meets the Specific Special Exception Requirements For rear yard, 10 ft. rule & architectural elements	
(a)The light and air available to neighboring properties shall not be unduly affected;	<p>There will be no undue impact to light or air due related to the architectural relief, as the side yard setbacks and front yard setbacks are met. With respect to the Rear Addition and 10 ft. relief, it is within the height limit, only impacts a portion of the rear yard, and while it extends past rear wall of the property to the west, it is only ~12 feet past the rear covered porch of 440 Park Road. Shadow studies have been provided and demonstrate the lack of undue impact.</p>
(b)The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;	<p>The Applicant is not proposing windows on the sides of the Rear Addition.</p>
(c)The proposed addition or accessory structure, together with the original building, or the new principal building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the street or alley frontage;	<p>(i) Regarding the special exception request for the rear yard relief and 10 foot rule, the Rear Addition will not be seen from the front street and having structures along the rear lot line is an existing condition in the alley; the 10 ft. rule and rear yard requests will therefore not substantially visually intrude upon the character, scale, and pattern of the houses as viewed from the street or alley.</p> <p>(ii) Regarding the special exception for architectural elements alteration, the proposal retains dormer features but refines them through sensitive redesign, as well as restoring the porch, reestablishing architectural harmony with the adjacent buildings. The design maintains the existing massing along the street and existing roofline and cornice, thereby enhancing—not disrupting—the character, scale, and pattern along Park Road. This proposal works with the existing character and results in a better overall design and view from the street.</p>

The Applicant Meets the Specific Special Exception Requirements of C-703.2	
<p>(a) Due to the physical constraints of the property, the required parking spaces cannot be provided either on the lot or within six hundred feet (600 ft.) of the lot in accordance with Subtitle C § 701.8;</p>	<p>Due to the small size of the alley, which narrows to 6 ft. at its entrance and is a maximum of 8 ft. behind subject Property, the required parking space cannot be provided on the Property. From the Applicant’s investigation, there are no parking lots within 600 ft. of the subject Property.</p>
<p>(b) The use or structure is particularly well served by mass transit, shared vehicle, or bicycle facilities; (c) Land use or transportation characteristics of the neighborhood minimize the need for required parking spaces;</p>	<p>The Property is particularly well served by mass transit, shared vehicle, and bike facilities. The subject Property is only 0.3 of a mile from the Georgia Avenue and Park Road bus stop and 0.5 of a mile from the Georgia Avenue-Petworth Metro station. Additionally, the Property has a Walk Score of 84 and is considered a “Very Walkable”, as well as a BikeScore of 87—a “Very Bikeable.” This is further enforced by the Property’s location relative to grocery, coffee shops, bars/restaurants, and gyms along Georgia Avenue, as well as parks and other recreation in the immediate area. Accordingly, the characteristics of the neighborhood minimize the need for the required parking spaces.</p>
<p>Section C-703.3 Any reduction in the required number of parking spaces shall be only for the amount that the applicant is physically unable to provide, and shall be proportionate to the reduction in parking demand demonstrated by the applicant.</p>	<p>The reduction in the required number of parking spaces (one space) is only for the amount the applicant is physically unable to provide. Regarding demand for parking, as discussed above, the Applicant anticipates that the transportation characteristics, size of the units, and amenities in the neighborhood will attract residents without cars.</p>

The Applicant Meets the Specific Special Exception Requirements of U-320.2	
<p>Section 320.2(a): The building to be converted or expanded is in existence on the property at the time the Department of Consumer and Regulatory Affairs [Department of Buildings] accepts as complete the building permit application for the conversion or expansion;</p>	<p>The building to be converted and expanded is in existence on the property and will be in existence on the property at the time the Department of Buildings accepts as complete the building permit application for the conversion or expansion.</p>
<p>Section 320.2(b): The fourth (4th) dwelling unit and every additional even number dwelling unit thereafter shall be subject to the requirements of Subtitle C, Chapter 10, Inclusionary Zoning, including the set aside requirement set forth at Subtitle C § 1003.6; and</p>	<p>The proposed structure includes three (3) units. Therefore, Inclusionary Zoning and the set-aside requirements of Subtitle C-1003.6 do not apply.</p>
<p>Section 320.2(c): There shall be a minimum of nine hundred square feet (900 sq. ft.) of land area per each existing and new dwelling unit.</p>	<p>The proposed structure includes three (3) units, requiring a minimum of 2,700 square feet of land. The subject Property has 3,032 square feet of land area, meeting this requirement.</p>