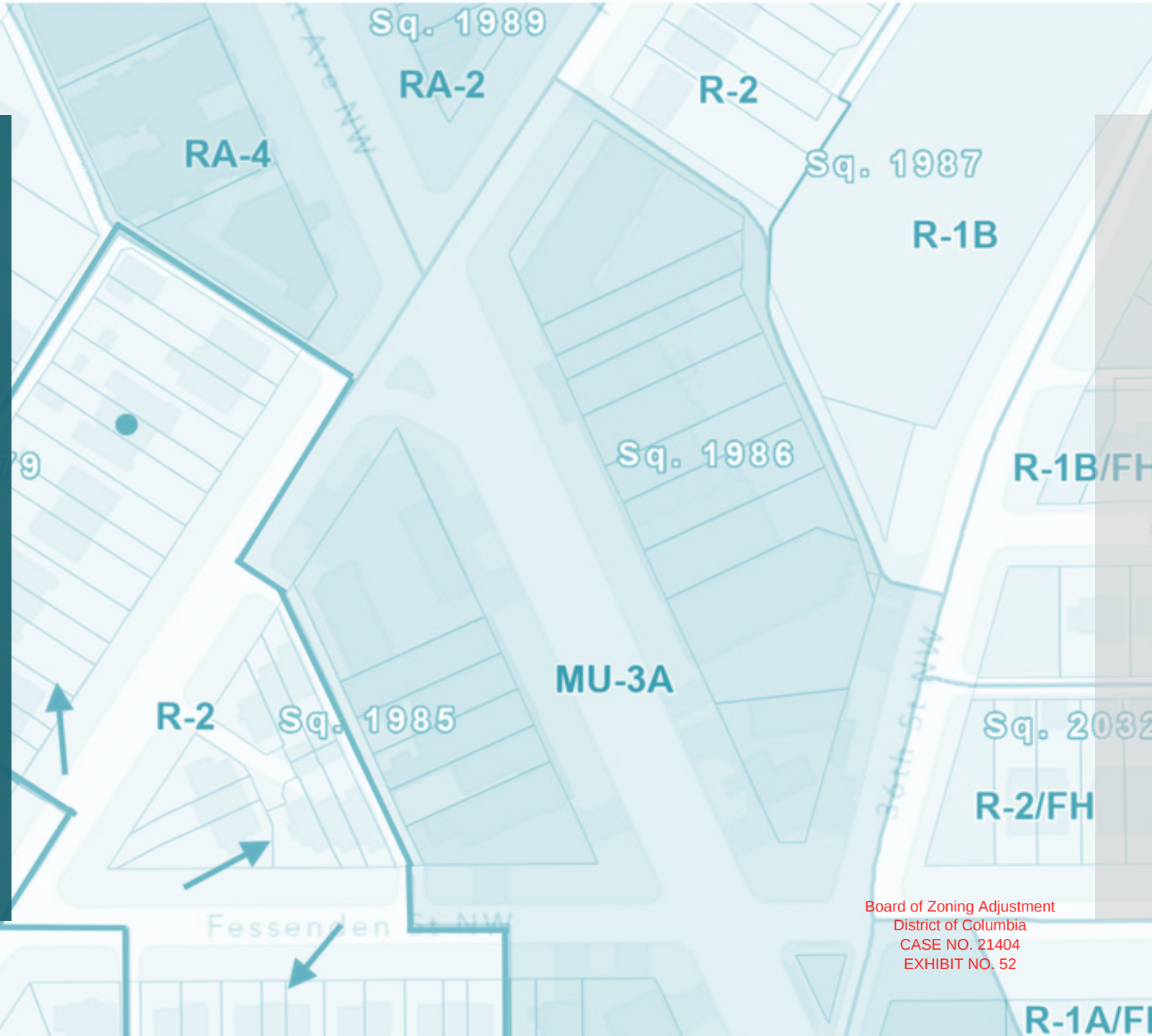


BZA 21404
5034 Nebraska
Avenue, NW
(Sq 1879, Lot 0030)

R-2 Zoning District

Presentation by
Guillermo Rueda, AIA

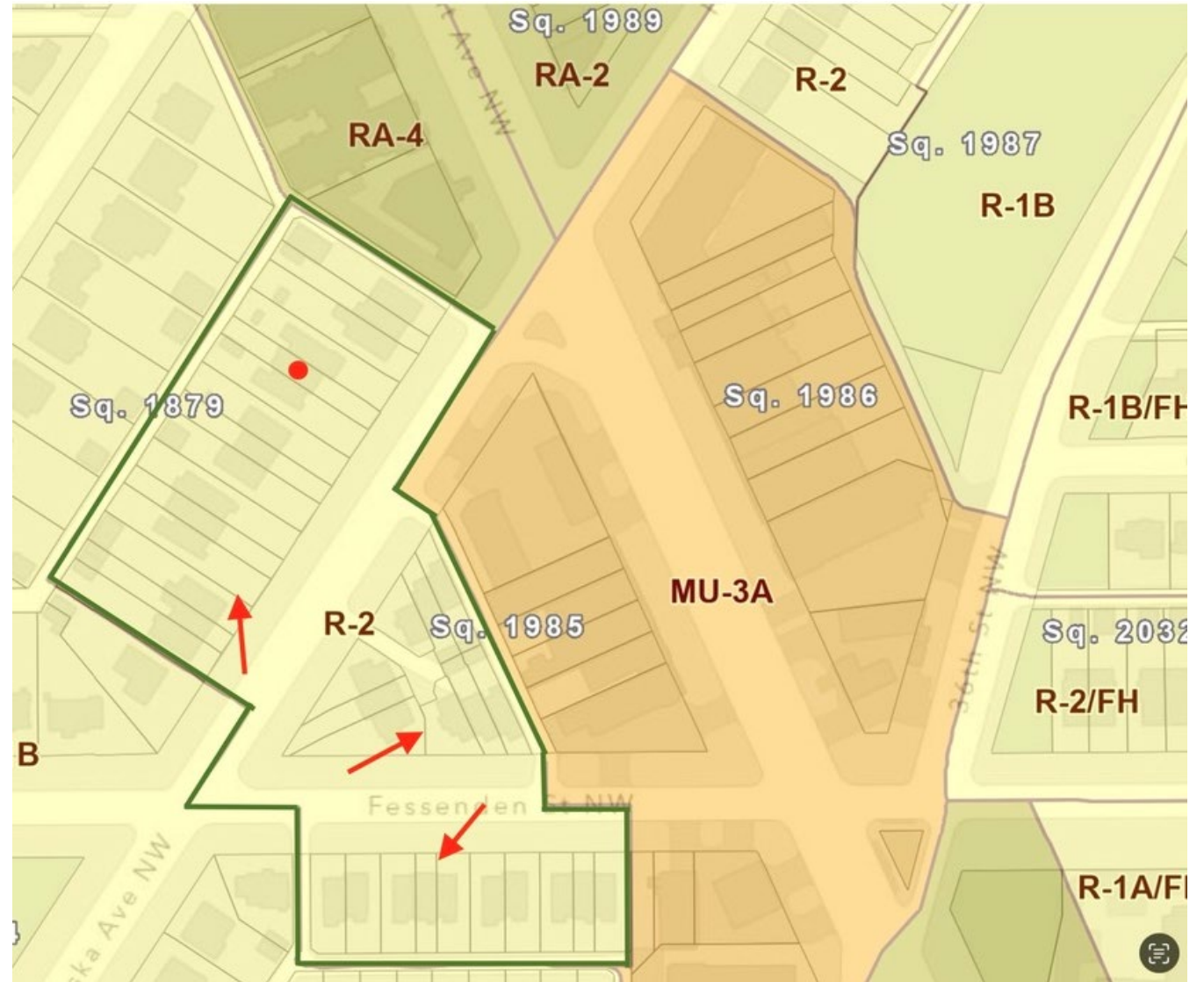


Board of Zoning Adjustment
District of Columbia
CASE NO. 21404
EXHIBIT NO. 52

Overview

Triplex arrangements are not characteristic of the R-2 zone. The R-2 zone allows only detached and semi-detached buildings. Subtitle D § 101.7.

The R-2 designation is made to protect these properties from further “invasion of denser types of residential development.”



Finding #1— Deficient Application

- The application contains numerous inaccuracies and omissions.
- The self-certification fails to identify existing nonconformities.
- Submitted drawings contain dimensional inconsistencies that affect zoning compliance.
- Questions also exist regarding the professional certification included with the application.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22-2405)

Owner Name (Print)	Owner Signature
512 Taylor, LLC	
Agent Name (Print)	Agent Signature
DAGMAWI GEBREKIDAN	<i>Dagmawi Gebrekidan</i>
Date: 10/7/25	DC Bar No. or Architect Registration No. 100239

Board of Zoning Adjustment
District of Columbia
CASE NO. 21404
EXHIBIT NO. 28C

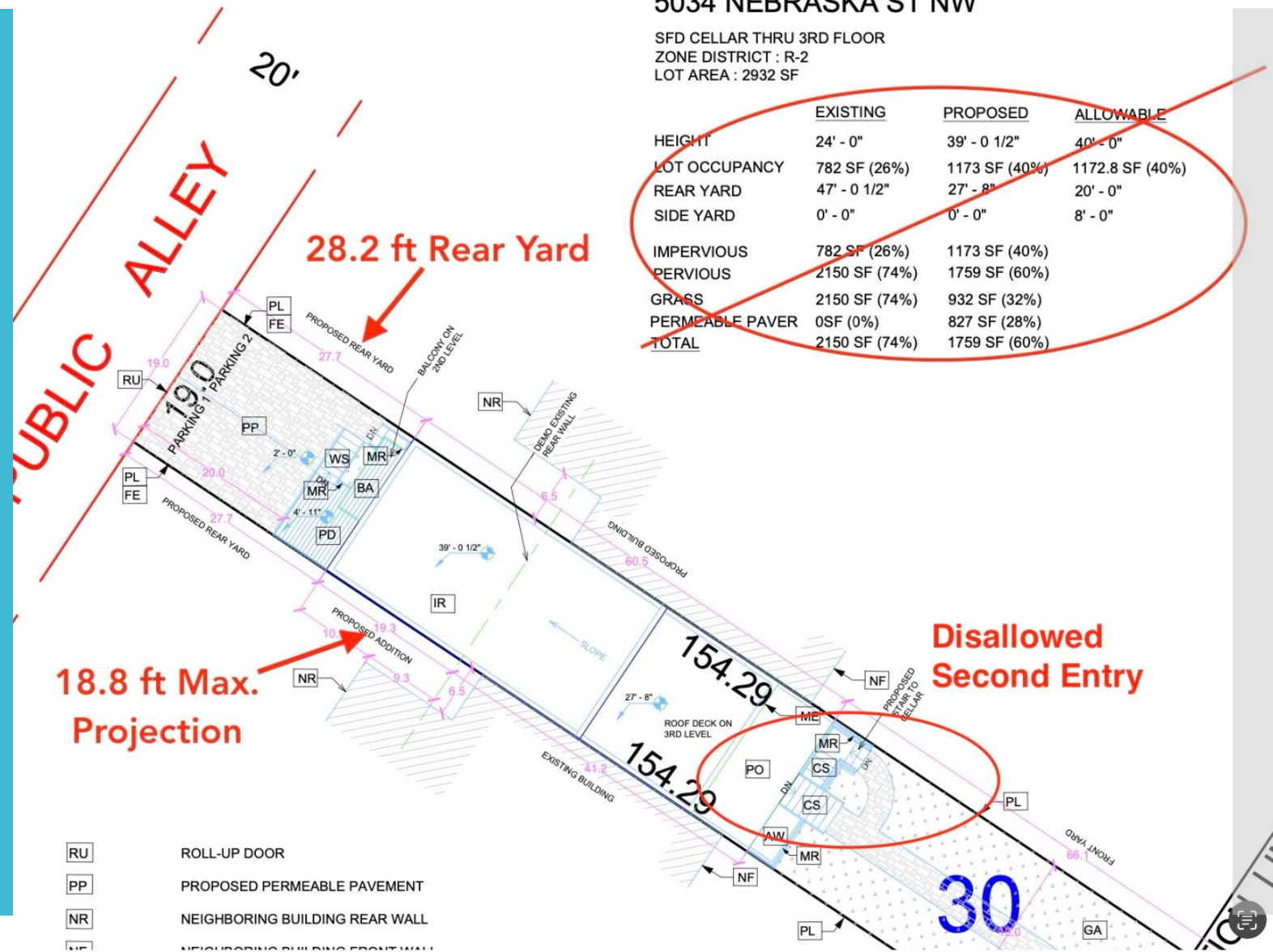
1

Accessory Building Height (stories)	NA	NA	NA	NA
Accessory Building Height (ft. to the tenth)	NA	NA	NA	NA
Front Yard (ft. to the tenth)	88.1 FT	NA	NA	EXISTING/ NO CHANGE
Rear Yard (ft. to the tenth)	47.0 FT	20	NA	27.7 FT
Distance Beyond Rear Wall of Adjoining Buildings (R/RF zones) (ft. to the tenth)	NA	NA	10 FT	10 FT
Side Yard (ft. to the tenth)	0	1, 5 ft.	NA	0 FT
Open Court (width by depth in ft.)	NA	NA	NA	NA
Closed Court (width by depth in ft.)	NA	NA	NA	NA
Vehicle Parking Spaces (#)	1	NA	NA	2
Bicycle Parking Spaces (#)	0	NA	NA	NA
Loading Berths (# and size in ft.)	0	NA	NA	NA
Pervious Surface (%)	74%	30%	NA	60%
Principal Dwelling Units (#)	1	NA	1	1
Accessory Dwelling Units (#)	0	NA	NA	NA
Solar Shading of Abutting Properties (R/RF zones) (%)	NA	NA	NA	NA
Other:				

Plat Errors

SFD CELLAR THRU 3RD FLOOR
ZONE DISTRICT : R-2
LOT AREA : 2932 SF

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>ALLOWABLE</u>
HEIGHT	24' - 0"	39' - 0 1/2"	40' - 0"
LOT OCCUPANCY	782 SF (26%)	1173 SF (40%)	1172.8 SF (40%)
REAR YARD	47' - 0 1/2"	27' - 8"	20' - 0"
SIDE YARD	0' - 0"	0' - 0"	8' - 0"
IMPERVIOUS	782 SF (26%)	1173 SF (40%)	
PERVIOUS	2150 SF (74%)	1759 SF (60%)	
GRASS	2150 SF (74%)	932 SF (32%)	
PERMEABLE PAVER	0SF (0%)	827 SF (28%)	
<u>TOTAL</u>	2150 SF (74%)	1759 SF (60%)	



Finding #2— Inadequate Shadow and Solar Analysis

Subtitle D §204.1
requires protection of
Solar Energy Systems
including for proposed
MOR construction

Applicant Ignores the
5036 Solar Energy
System

- The Solar Energy System at 5034 has been in operation since 2008 and meets the criteria of the regulations.
- The Applicant's shadow study fails to model the proposed new row building or analyze its mass and impact on light and air construction.
- Applicant's revised shadow study does not measure the impact on Solar Energy System.
- Based on analysis of the evidence presented, the project will likely exceed the allowable solar shading threshold of 5%.

Sep 23, 03:00 PM:

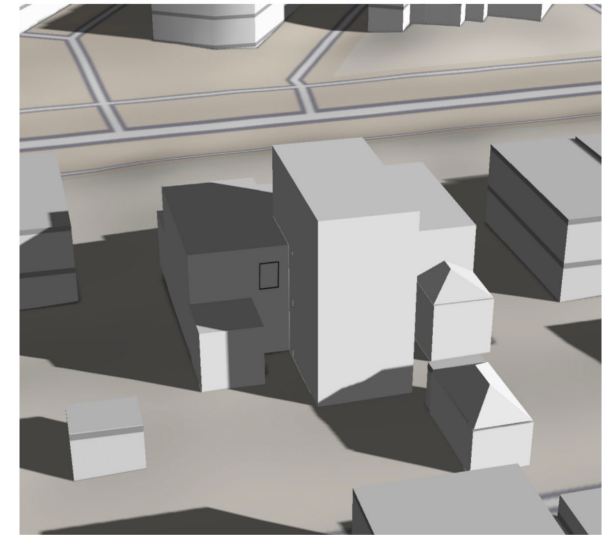


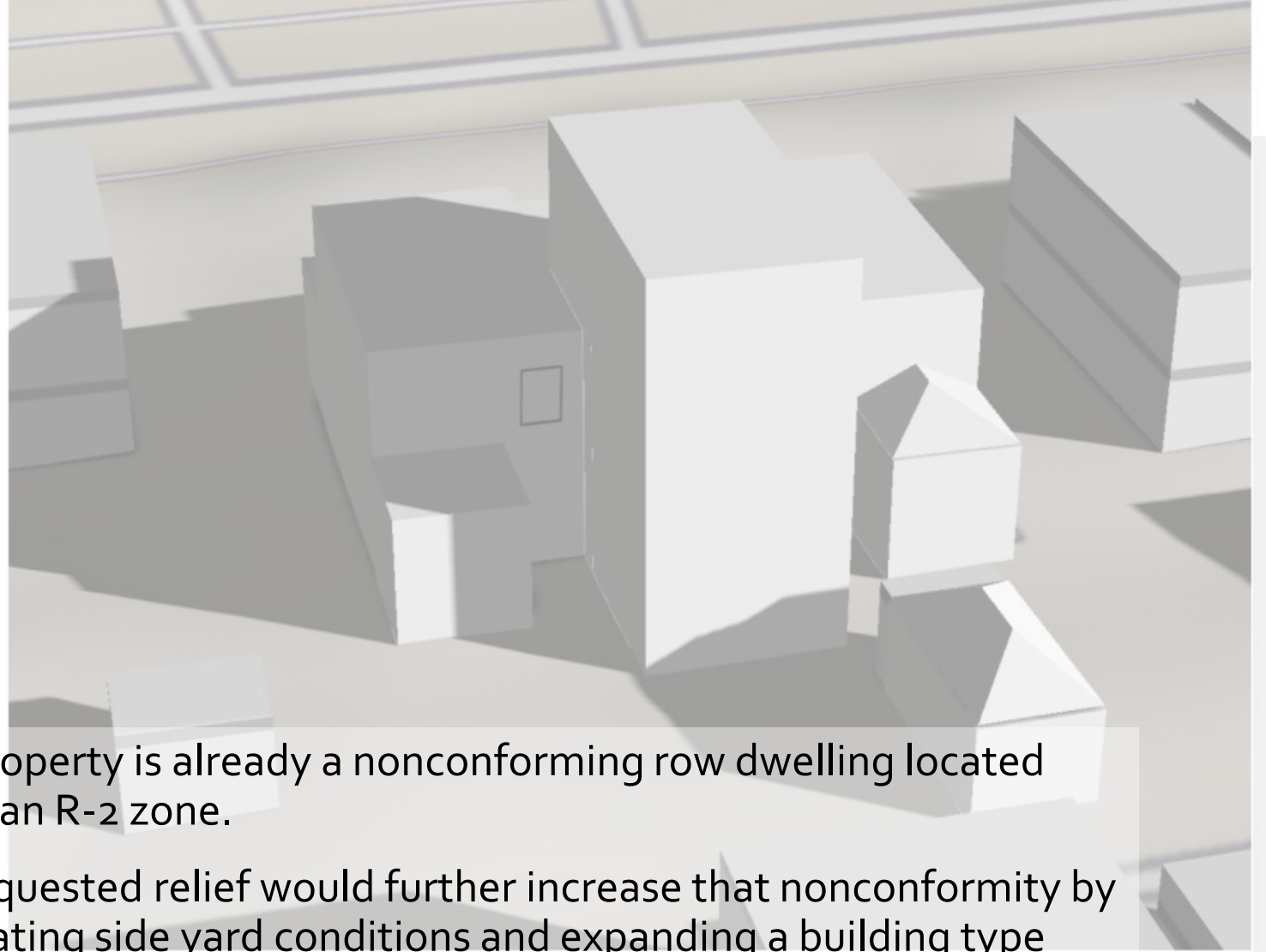
Figure 2 — Same view with proposed addition per plans as filed (Exhibit 28A), September 22, 5:00 PM.

Finding #3—

Expansion of a Nonconforming Row Building

- This property is already a nonconforming row dwelling located within an R-2 zone.
- The requested relief would further increase that nonconformity by eliminating side yard conditions and expanding a building type that is not permitted in the R-2 District.
- The regulations were intended to limit—not intensify—these existing nonconformities.

Figure 2-2. Comparison of proposed relief to current plans as filed (Exhibit 28A), September 22, 5:00 PM.



Finding #4— Inconsistency with the Purpose of the R-2 Zone

- The R-2 zone is intended to preserve low-density neighborhoods consisting primarily of detached and semi-detached homes. Subtitle D § 101.7.
- The R-2 zone disallows the row building type—the proposed construction is a larger row building than exists.
- The purpose of the R-2 zone is to “Protect these areas from invasion by denser types of residential development.” Subtitle D § 101.6.
- The proposal significantly increases building mass, height, and density in a manner more characteristic of the R-3 district.
- Granting this relief would undermine the purpose and intent of the adopted zoning plan.

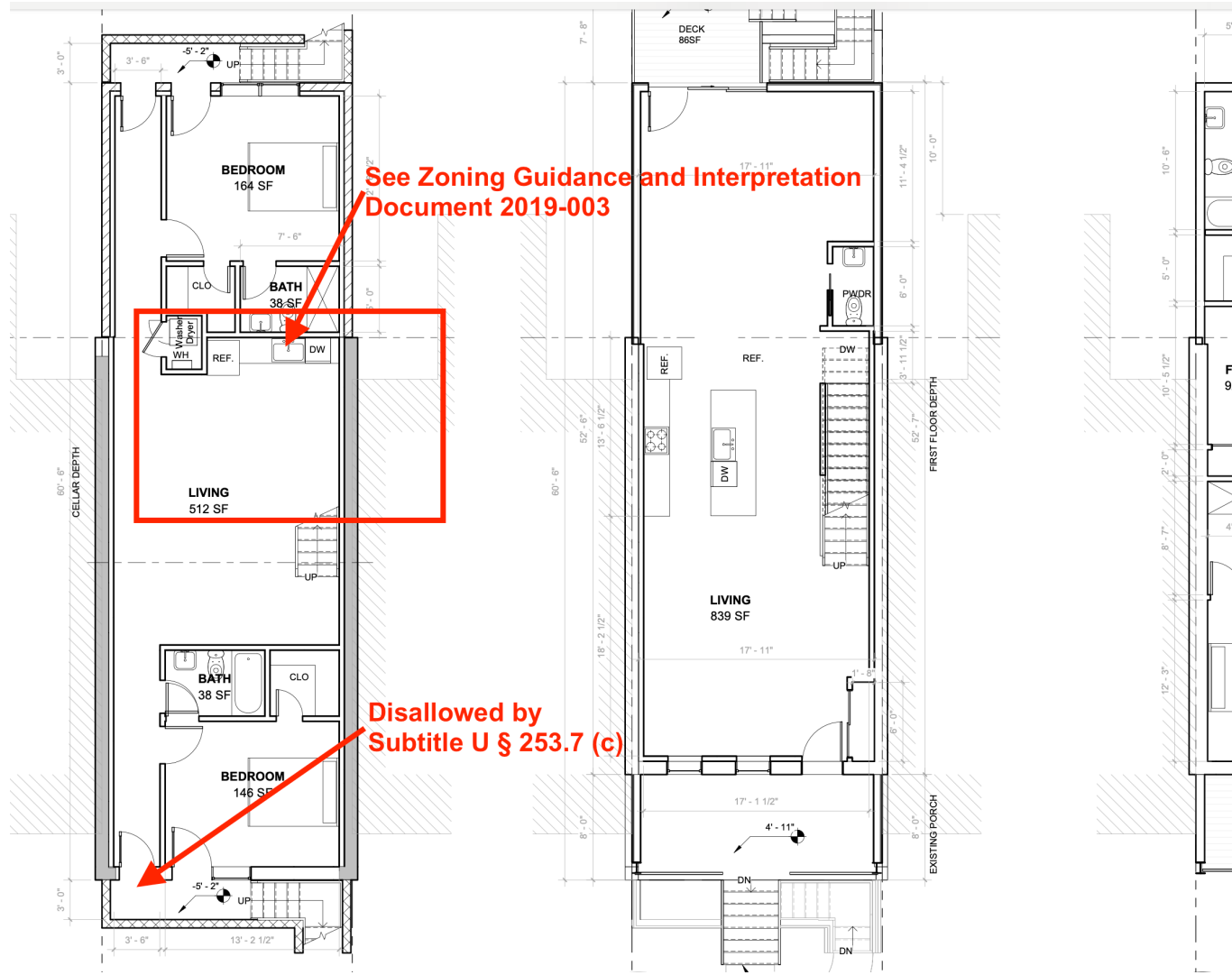
Finding #5— Potential Unauthorized Second Dwelling Unit

Zoning guidance and interpretation
Document 2019-003

The submitted plans depict features
consistent with a potential second
dwelling unit.

If intended as an accessory apartment,
the design does not comply with
regulations governing front-facing
entrances. Subtitle U—257.1(c)

Neither the required covenant nor the
appropriate zoning application has been
submitted.



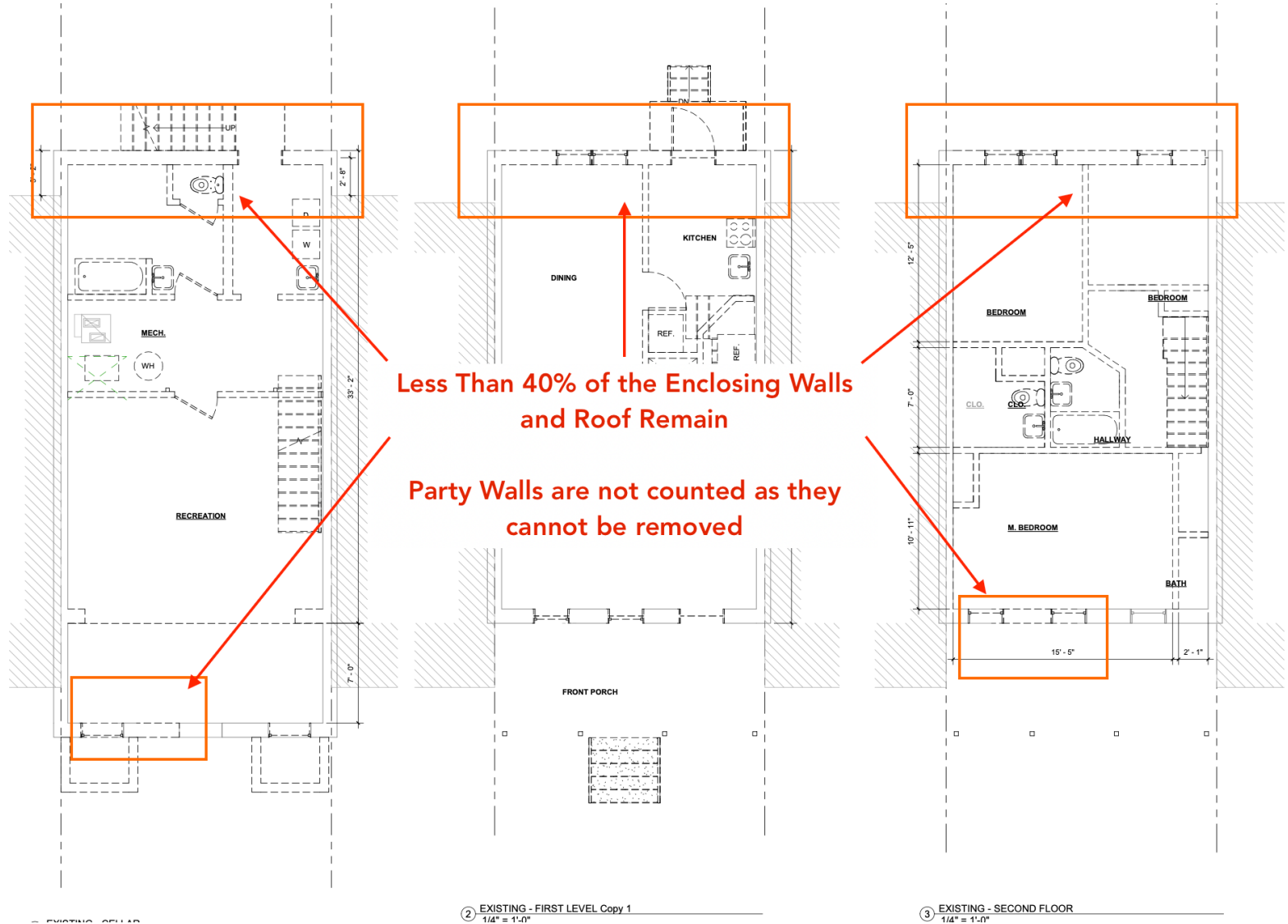
Finding #6— Possible Zoning Raze

The extent of demolition exceeds what would typically be considered a partial demolition.

Under ZA Interpretation #10, the project likely constitutes a zoning raze.

If so, the structure would lose its existing nonconforming rights and be evaluated as a new building required to comply with current R-2 standards.

An expansion of the Row Building in either case cannot be permitted.



Conclusion

- In summary:
 - The application contains significant procedural and technical deficiencies.
 - The required findings for Special Exception relief have not been met.
 - The proposal increases existing nonconformities, adversely affects neighboring properties, and conflicts with the intent of the R-2 zone.
- For these reasons, I respectfully recommend that the Board deny the application and require it to be corrected and resubmitted before further consideration.