

1756 W Street, SE BZA Case 21435

JUNE 24, 2026

Project Request:

Request to convert two tax lots into record lots and construct a two-story plus basement rear addition on the Two Recorded Lots

Request Relief Pursuant To:

Area Variance: Subtitle C § 302.1 Subtitle X § 1002

Area Variance: Lot dimension requirements

Subtitle D § 202.1 Subtitle X § 1002

- Lot Width - 20 ft. min. Lot width required
- Lot 0836: 17.41 ft. width
- Lot 0837: 17.75 ft width

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Project Background

- Owner bought a fire damaged property with two tax lots
- Owner applied for a DOB Building Permit to rehab fire damaged unit and add two-story structures at the back of each of the two lots.
- DOB review was approved and completed except for zoning
- DOB zoning stated BZA relief approval is required and provided a referral letter
- No Construction work can be done in non-conforming lots

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Project Pictures – Fire Damage

PICTURES - EXISTING CONDITIONS



P-1 FRONT ELEVATION



P-2 FRONT ELEVATION



P-3 FRONT ELEVATION



P-4 FRONT ELEVATION



P-5 FRONT ELEVATION
(LEFT SIDE)



P-6 FRONT ELEVATION
(LEFT SIDE)



P-7 FRONT ELEVATION
(RIGHT SIDE)



P-8 REAR ELEVATION



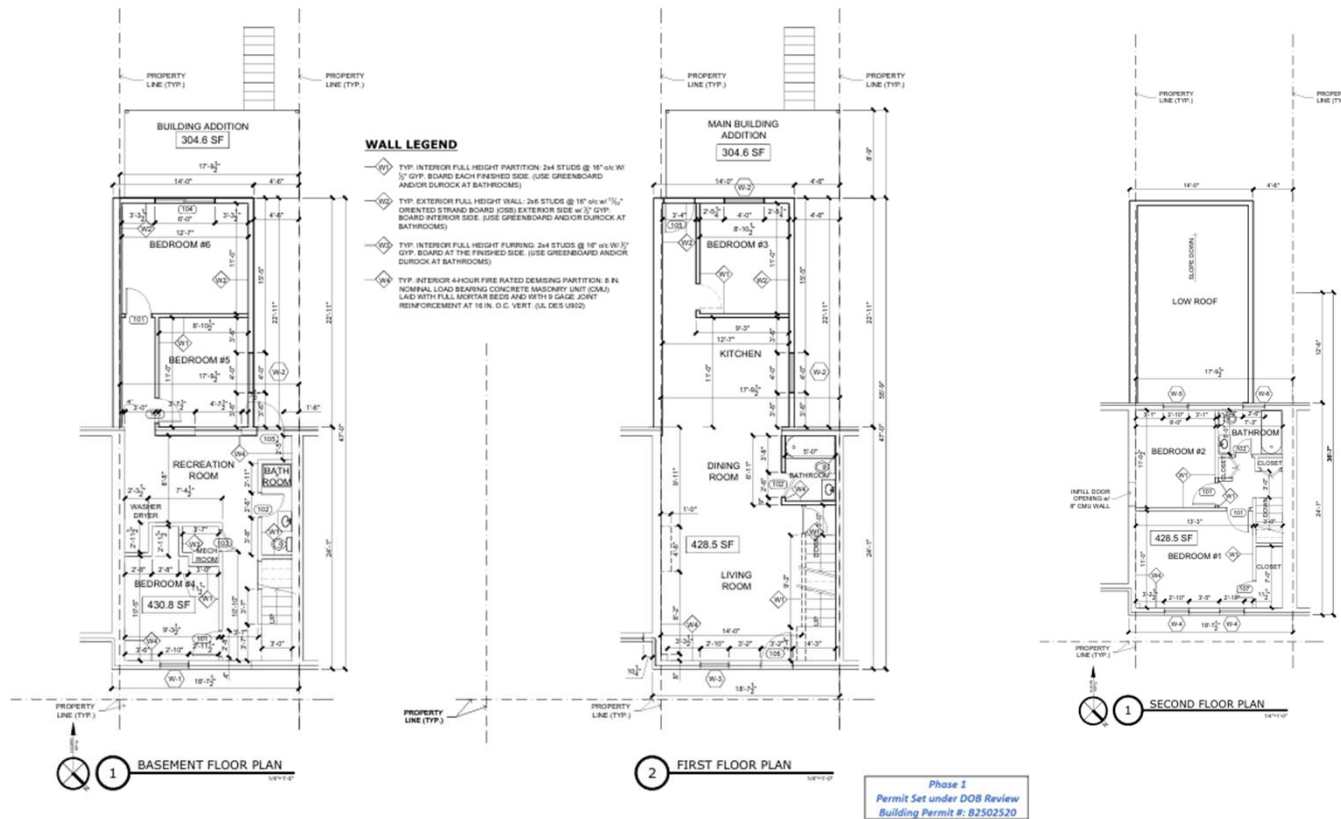
P-9 REAR ELEVATION



P-10 REAR ELEVATION

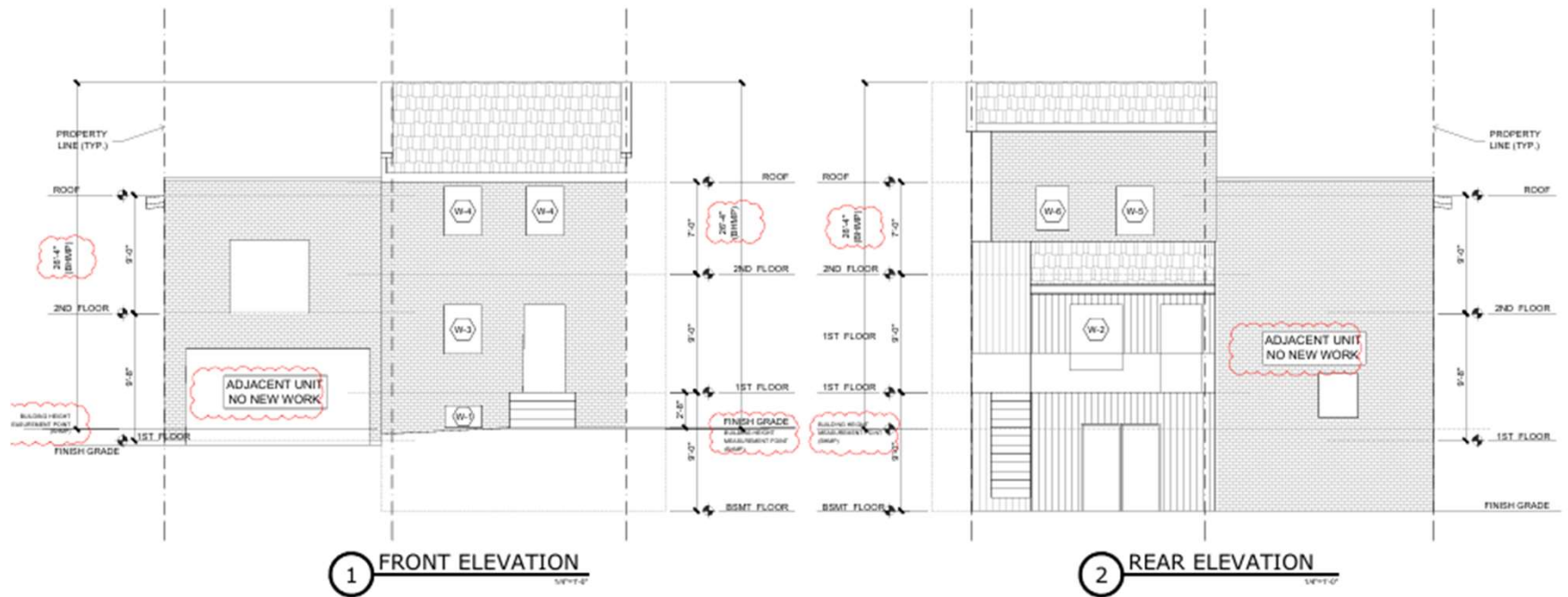
1756 W Street SE
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Proposed Project - 1756 W Street Floor Plans



1756 W Street SE
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Proposed Project - 1756 W Street Elevations



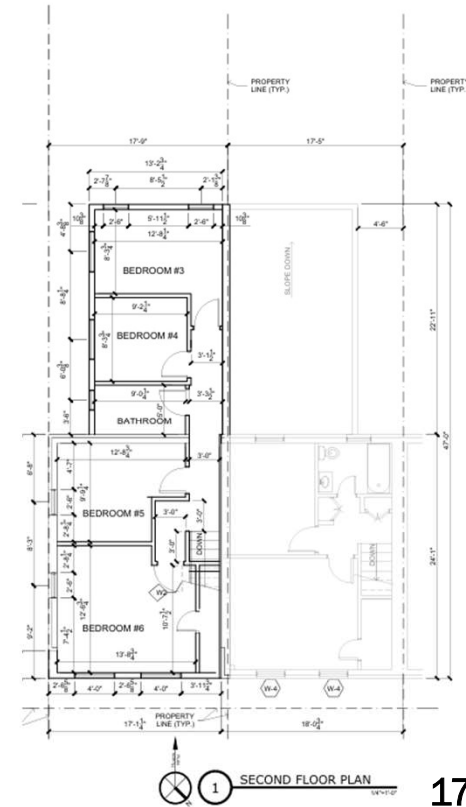
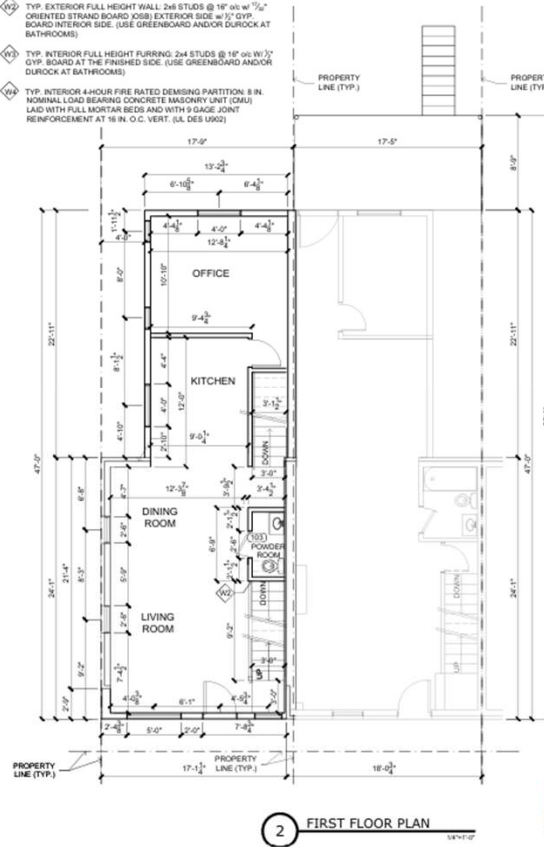
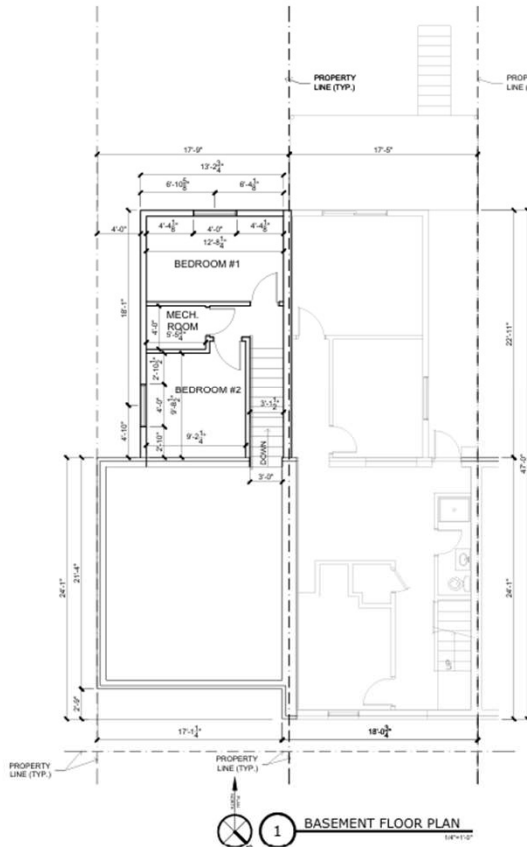
1756 W Street SE
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Proposed Project - 1754 W Street

Floor Plans

WALL LEGEND

- ① TYP. INTERIOR FULL HEIGHT PARTITION: 2x4 STUDS @ 16" O.C. w/ 3/4" GYP. BOARD EACH FINISHED SIDE. (USE GREENBOARD AND/OR DUROCK AT BATHROOMS)
- ② TYP. EXTERIOR FULL HEIGHT WALL: 2x4 STUDS @ 16" O.C. w/ 5/8" ORIENTED STRAND BOARD (OSB) EXTERIOR SIDE w/ 1/2" GYP. BOARD INTERIOR SIDE. (USE GREENBOARD AND/OR DUROCK AT BATHROOMS)
- ③ TYP. INTERIOR FULL HEIGHT FURRING: 2x4 STUDS @ 16" O.C. w/ 3/4" GYP. BOARD AT THE FINISHED SIDE. (USE GREENBOARD AND/OR DUROCK AT BATHROOMS)
- ④ TYP. INTERIOR 4-HOUR FIRE RATED DEMISING PARTITION: 8 IN. NOMINAL LOAD BEARING CONCRETE MASONRY UNIT (CMU) LAID WITH FULL MORTAR BEDS AND WITH 9 GAGE JOINT REINFORCEMENT AT 16 IN. O.C. VERT. (SL DES US02)



1754 W STREET, SE
PHASE 2 (LOT 0837)
Concept Drawing Set

1756 W Street SE
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FRONT ELEVATION
1/4"=1'-0"

REAR ELEVATION
1/4"=1'-0"

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Proposed Project - 1700 Block of W Street SE



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Proposed Project - 1756 & 1754 W Street SE

1. Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;

Yes, the proposed project will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps. The property is similar to the properties on the neighborhood with respect to size, topography, and location. The lots are close to meeting typical Rowhouse SFD standards. The property is situated on a typical and slightly sloping lot and the subdivision will be consistent with adjacent six neighbors' lot width sizes if relief was granted.

The Six Adjacent Neighbors on W Street have the following Lot Widths:

Address	Lot Number	Lot Width
1758 W Street	0816	17.42 feet
1760 W Street	0822	17.42 feet
1762 W Street	0824	17.42 feet
1764 W Street	0825	17.42 feet
1766 W Street	0819	17.41 feet
1768 W Street	0816	17.75 feet

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