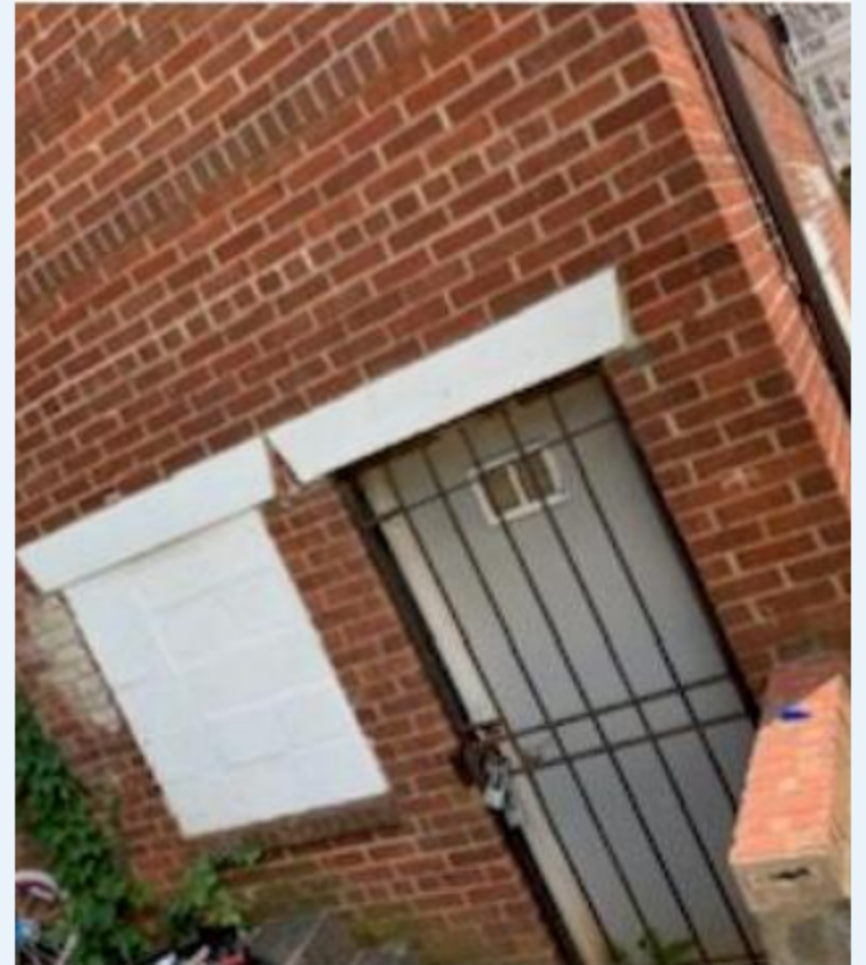


# Request to approve a third dwelling unit

4654 Hillside Road, SE  
BZA Case 21471

HEARING • SEPTEMBER 9, 2026



Existing rear basement entrance

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21471  
EXHIBIT NO. 30

# A modest change entirely within the existing building

## EXISTING

**2 lawful dwelling units**

## PROPOSED

**3 dwelling units**

## EXTERIOR CHANGE

**None**

## The request

Convert the existing basement into one lawful dwelling unit using the existing rear entrance.

## What does not change

- Building height
- Footprint and massing
- Residential use and neighborhood form

**Two on-site parking spaces are proposed; DDOT has no objection.**

# The Office of Planning recommends approval

## OP FINDING

**The combined, property-specific conditions create exceptional and undue hardship—and the proposal causes no substantial detriment or zoning impairment.**

Office of Planning staff report • August 28, 2026



### MEMORANDUM

**TO:** Board of Zoning Adjustment for the District of Columbia

**FROM:** Helen Y. A. Isaacs, Development Review Specialist  
MSS, Master Bruce Roberts, Associate Director, Development Review

**DATE:** August 28, 2026

**SUBJECT:** BZA Case 21471, Request for use variance relief to permit a 3-unit apartment house in a semi-detached residential building in the R-2 zone at 4654 Hillside Road, SE.

### I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following use variance:

- Subtitle C § 201, The number of dwelling units in the R-2 Zone: (1) principal dwelling unit, maximum 2 principal dwelling units existing, 3 principal dwelling units proposed pursuant to Subtitle X § 1002.

### II. LOCATION AND SITE DESCRIPTION

|                      |                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address              | 4654 Hillside Road, SE                                                                                                                                                                                                                                                                                                                                                                  |
| Applicant            | Station 4 Properties, LLC                                                                                                                                                                                                                                                                                                                                                               |
| Legal Description    | Square 5762, Lot 35                                                                                                                                                                                                                                                                                                                                                                     |
| Ward, ANC            | Ward 7; ANC 7E                                                                                                                                                                                                                                                                                                                                                                          |
| Zone                 | R-2                                                                                                                                                                                                                                                                                                                                                                                     |
| Historic District    | N/A                                                                                                                                                                                                                                                                                                                                                                                     |
| Lot Characteristics  | The subject property is a 3,545 sq ft lot with a lot width of 54 feet and lot depth of 115 feet. The lot was originally subdivided in 1942 and has remained unchanged since then. The lot abuts a 20-foot public alley to the east.                                                                                                                                                     |
| Existing Development | The subject property contains a two-story, brick-sided, semi-detached residential building.                                                                                                                                                                                                                                                                                             |
| Adjacent Properties  | The lots to the north, east, and west are similarly zoned, multiple parcels containing residential buildings constructed in the same time and to the same specifications as the subject property. The building on Lot 34 is similar to the subject building, and these properties are zoned R-2. The lots to the east contain single-unit semi-detached dwellings, which are zoned R-2. |

OP: Helen Y. A. Isaacs, Development Review Specialist MSS, Master Bruce Roberts, Associate Director, Development Review  
BZA: BZA Case 21471, Request for use variance relief to permit a 3-unit apartment house in a semi-detached residential building in the R-2 zone at 4654 Hillside Road, SE.



## Built for multi-unit residential use

1942

1958

2001

2022

Built as a  
matter-of-right  
four-unit apartment  
house

Property downzoned  
to R-2

BZA recognized  
continued lawful  
two-unit use

Applicant purchased  
the property

**The proposed third unit restores part of the building's original multi-unit function without changing its envelope.**

# The basement is physically separate—and already demands active care



## Existing conditions

- Independent exterior access
- Exposed structural and utility systems
- Limited ventilation
- Vacant, underutilized space

**A lawful unit would bring conditioning, ventilation, regular occupancy, and long-term maintenance.**

# Moisture and mold were documented—not hypothetical

## FIRST CLASS REMODELING & ENVIRONMENTAL SERVICES

ENVIRONMENTAL SERVICES • MOLD TESTING • MOLD REMOVAL • REMEDIATION

(240) 540-4052  
HURTONSVILLE MD

### INVOICE

Attention: Jose Lopez  
Company Name:  
Station 4 Properties LLC  
2432 White Horse Lane Silver Spring MD 20906  
Invoice Date: 10/8/2024  
Service Date: 10/7/2024

Project Title: Basement Mold Remediation  
Service Address: 4654 Hillside Rd SE Washington DC 20016  
Invoice Number: 00014  
Terms: 90 Days

| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Cost       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| <b>Observed Conditions</b><br>The basement exhibited elevated moisture/humidity conditions with limited natural ventilation. Visible mold/microbial growth was observed on portions of basement surfaces and exposed packing materials. The conditions observed were consistent with a basement environment experiencing inadequate air circulation and persistent moisture/humidity. Continued moisture control, ventilation, and air circulation were recommended to reduce the likelihood of recurring microbial growth. |            |
| <b>Services Provided</b><br>Basement inspection and assessment<br>Mold/microbial remediation and treatment<br>HEPA cleaning of affected areas<br>Anti-microbial treatment of accessible surfaces<br>Air filtration / drying / ventilation during remediation<br>Final visual inspection                                                                                                                                                                                                                                     |            |
| <b>Technician Name</b><br>Joseph Allen Chelver                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |            |
| Subtotal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | \$1,275.00 |
| Tax 6.00%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | \$76.50    |
| Total                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | \$1,351.50 |

Thank you for your business! It is a pleasure to work with you on your project.

## Professional findings

Visible microbial growth and elevated humidity were observed in the basement. The remediation company recommended continued moisture control, ventilation, and air circulation.

### SERVICE DATE

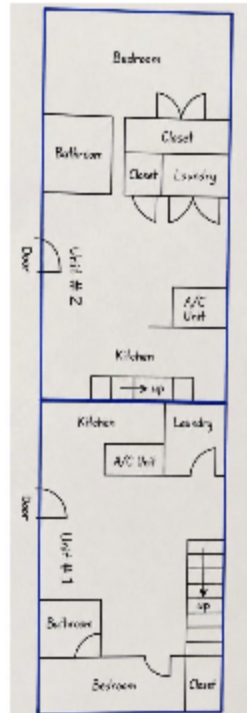
October 7, 2024

### DOCUMENTED COST

\$1,351.50

The owners continue operating equipment and monitoring conditions to reduce recurrence risk.

# Absorbing the basement into occupied units is not a simple alternative



**The conforming alternative would require:**

- New internal stair openings
- Floor and wall demolition
- Structural framing changes
- Relocation of plumbing, electrical, and mechanical systems
- Disruption and temporary displacement of families

**OP found this configuration contributes directly to exceptional hardship.**

# The listing advertised a future basement unit

4654 Hillside Rd SE, Washington, DC 20019

7 bd • 4 ba • 2,444 sq ft

Est. refi payment \$3,559/mo

**About this home**

INVESTOR ALERT! Both Units Renovated! This former four-unit building has been converted to two units. Unit number one is a 3-bedroom 2 bath and unit number two a 4-bedroom 2 bath. This conversion generates the same rental income with less tenants (work smarter not harder). This conversion saves you from paying for trash removal as your trash is picked up for free by the city and also reduces your taxes. There is a full 1222 square foot basement that can be remodeled to a basement unit as well as many have in the area. IMAGINE YOUR CAP RATE IF THE BASEMENT IS CONVERTED TO A THIRD UNIT. Both units are renovated and ready for rent. The 4 bedroom unit has updated windows (2017), updated furnace (2019), new carpet, new tiling, freshly painted, updated smoke detectors and some new fixtures. The three-bedroom unit is also updated with new windows, freshly painted, updated furnace (2017) new carpet, new smoke detectors and also ready to rent. Both properties are being sold vacant.

Show less

Multi-family  
Property Type

1942  
Year Built

3,565 sq ft  
Lot Size

\$256  
Price/Sq Ft

Listed by Steve Queen • Bennett Realty Solutions • 301-459-5040 (broker)  
• thebennettteam@yahoo.com (broker)

## The listing stated:

**“There is a full 1222 square foot basement that can be remodeled to a basement unit...”**

The represented potential to create a third unit contributed significantly to the Applicant's decision to buy the property.

This evidence explains the purchase expectation; the variance request still rests on the property-specific hardship documented in the record.

# Vacancy creates recurring maintenance and security burdens

## ENVIRONMENTAL

Ventilation, humidity control, and mold prevention

## SEASONAL

Winter monitoring, heat, and pipe insulation

## PROPERTY CARE

Recurring pest-control service and inspections



## Same-block security evidence

On March 22, 2024, a worker found three unauthorized persons inside a residential property on the 4600 block of Hillside Road. The subject basement also has independent exterior access and is ordinarily unoccupied.

The Applicant does not claim a prior burglary at this property.

# OP finds every variance standard is met

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- |           |                                                    |                                                                                                                              |
|-----------|----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| <b>01</b> | <b>Exceptional and undue hardship</b>              | Original multi-unit design, separate basement, documented conditions, and invasive conforming alternatives operate together. |
| <b>02</b> | <b>No substantial detriment to the public good</b> | No height, footprint, massing, traffic, privacy, or environmental impact rises to substantial detriment.                     |
| <b>03</b> | <b>No substantial impairment of zoning intent</b>  | A modest interior increase within a legacy multi-unit building fits the block's established development pattern.             |
-

# Approve the use variance

Permit one additional dwelling unit entirely within the existing basement at 4654 Hillside Road, SE.

**OP recommends approval • DDOT has no objection • Two community letters support the application**