

## BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

## FORM 120 - APPLICATION FOR VARIANCE AND/OR SPECIAL EXCEPTION

## GIS INFORMATION

Square	Lot(s)	Zone	ANC
4175	0039	R-1-B	5A02

**Address of Property:** 4826 eastern ave ne

## ZONING INFORMATION

**Relief from section(s):** U253.8(c)(1,2,3), X901.2(a,b,c)**Type of Relief:** Special Exception**Brief description of proposed project:** Proposed freestanding accessory apartment at rear of property. Existing single family to remain undisturbed. Existing rear garage to be demolished.**Present use of Property:** Single Family Residential**Proposed use of Property:** Single Family Residential with Accessory Apartment

## CONTACT INFORMATION

**Owner Information****Name:** Bernard Guzman**E-mail:** bguz824@gmail.com**Address:** 4826 Eastern Ave NE Washington DC 20017**Phone No.s:** (202)751-5042**Phone No. Alternate:****Authorized Agent Information****Name:** Ileana Schinder**E-mail:** ile@ileanaschinder.com**Address:** 6316 2nd Street NW Washington**Phone No.s:** (202)381-7463**Phone No. Alternate:** (202)431-6760

## WAIVERS

- A modification to a theoretical subdivision resulting from an addition to a one (1) dwelling unit building pursuant to Subtitle C § 305.8
- An addition to a dwelling or flat or new or enlarged accessory structures pursuant to Subtitle D § 5201 or Subtitle E § 5201
- A park, playground, swimming pool, or athletic field pursuant to Subtitle U § 203.1(d)
- **Solar:**
  - Pursuant to Subtitle D § 208.1/E § 206.3, I hereby certify there is no solar energy system on an abutting property
  - Pursuant to Subtitle D § 208.1/E § 206.3, my application will include a comparative solar shading study reflecting the increased annual incident of solar shading by percent
- Waive my right to hearing
- Agree to the terms in Form 128 - Waiver of Hearing for Expedited Review
- Request that this case be placed on the Expedited Review Calendar

## FEE CALCULATOR

Fee Type	Fee	Unit	Total
Owner-occupied dwelling - single dwelling unit or flat, regardless of the number of variances and/or special excpetions	\$325	1	\$325
<b>Grand Total</b>			<b>\$325</b>

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21364  
EXHIBIT NO. 1

## SIGNATURE

## Date



ileana schinder	7/24/2025
-----------------	-----------

District of Columbia Office of Zoning 441 4th Street, N.W., Ste. 200-S, Washington, D.C. 20001  
(202) 727-6311 \* (202) 727-6072 fax \* [www.dcoz.dc.gov](http://www.dcoz.dc.gov) \* [dcoz@dc.gov](mailto:dcoz@dc.gov)