



BZA APPLICATION	
Application # B2503801	Re: Existing and proposed use
To: Board of Zoning Adjustment	Project location: 4826 Eastern Ave NE Washington DC 20017 SSL 4175 0039
From: Ileana Schinder, Architect ile@ileanaschinder.com	Date: June 23, 2025

USE

To whom it may concern,

As part of the zoning application for special exception please see this description of the project listed above. Based on existing conditions and current ownership, the freestanding structure is used as a single-family home. The building consists of a 2-story residential structure with a habitable basement fully occupied by a single family. The exterior rear is used as a yard. There’s an existing 2-story garage that will be demolished and replaced by an additional dwelling unit.

The proposed use of this project expects to maintain the existing building undisturbed. The proposed structure at the rear will accommodate a 1-level structure.

Both buildings will operate independently as required by all zoning and building code requirements.

Existing use	Single family home
Proposed use	Principal building + ADU
Existing number of units	1
Proposed number of units	2
Existing number of parking	2 (covered)
Proposed number of parking	2 (surface)