



BZA APPLICATION

Application # B2505209	Re: Existing and proposed used
To: Board of Zoning Adjustment	Project location: 1231 F St NE Washington DC 20002 SSL 1007 0113
From: Ileana Schinder, Architect ile@ileanaschinder.com	Date: July 24, 2025

USE

To whom it may concern,

As part of the zoning application for special exception please this description of the project listed above. Based on existing conditions and current ownership, the townhouse type structure is used as a by the applicant with a rented basement.

The property consists of a 2-story townhouse and a rear structure. The rear structure is currently divided into two uses. The street level has parking for one vehicle and the lower level is a gym for the homeowners. The proposed project intends to add a second story about the garage to receive a one-bedroom apartment.

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

Existing use	Townhouse + Rental Basement
Proposed use	Principal building + Flat
Existing number of units	2
Proposed number of units	3
Existing number of parking	1
Proposed number of parking	1