

BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

FORM 152 - APPLICATION FOR MODIFICATION WITH HEARING

GIS INFORMATION

Square	Lot(s)	Zone	ANC
1051	0113	RF-1	6A06

Address of Property: 628 15th St NE

ZONING INFORMATION

Relief from section(s): U-301.1(c)(4)

Related Case Number: 21349

Motion for Modification of: Final Order

Below and/or on a separate sheet of 8 ½" x 11" paper, describe the modification you are requesting and state each and every reason why the Board of Zoning Adjustment (BZA) should grant your application, including relevant references to the Zoning Regulations or Map.

This was a self-certified application for a new, detached, two-story, accessory building for use as a principal dwelling unit in the rear yard of an existing two-story row dwelling in the RF-1 zone. The Board granted the following relief: • Special Exception from the minimum vehicle parking requirements of Subtitle C § 701.5, pursuant to Subtitle C § 703.2 and • Subtitle X § 901.2 (1 required, 1 existing, 0 proposed); and • Special Exception under the accessory building requirements of Subtitle U § 301.1(e). In completing Department of Buildings Zoning Review of the pending building permit application, B2504028, the office has identified that additional relief is required for the access requirements as the proposed principal dwelling unit is on an alley measuring 10'-0" in width and does not comply with the permanent access requirements in U-301.1(c)(4). There are no changes in the proposed project as listed in the application above. We are submitting this application to the local ANCs to comply with the requirements of the Board of Zoning Adjustment Form 152

Certificate of Service

I hereby certify that on 12/05/2025 I will serve a copy of the forgoing motion or request to each Applicant, Petitioner, Appellant, Party, Intervenor, and the Office of Planning on this case via Email

CONTACT INFORMATION

Owner Information

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Authorized Agent Information

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FEE CALCULATOR

Fee Type	Fee	Unit	Total
Time extension/Modification Without Hearing and Modification With Hearing (owner-occupied)	\$130	1	\$130
Grand Total			130

SIGNATURE

Date

Board of Zoning Adjustment
District of Columbia
CASE NO. 21349A
EXHIBIT NO. 1B

ileana schinder

12/5/2025

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