

**STATEMENT OF EXISTING AND INTENDED USE**

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March 2nd, 2026

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

**Application for Square 5362, Lot 0065**

**Existing Residential Use:**

The property located at 4654 Hillside Rd SE Washington DC 20019 currently serves as a Two-Family Flat. As of March of 2026, unit # 2 is occupied by 1 DC family. Unit #1 is vacant and in the process of taking prospect tenants applications in order to be occupied.

The proposed structure will modestly add one additional unit to the existing 2 unit building. This proposed unit will be located on the basement level. The primary purpose of the proposed structure is to provide an additional residential home in order to welcome and accommodate a DC family.

**Description of Proposed Structure:**

The proposed structure will consist of 4 bedrooms, 1 full bathroom, living area and kitchen. The design and layout will adhere to local zoning requirements.

We are required to seek BZA use variance since we will be adding 1 new unit to an existing 2 family flat. No other zoning relief variances or special exceptions are required for this application.

  
Jose Lopez

Station 4 Properties LLC

Date: 03/02/2026