

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
5362	0065	R-2	7E02

Address of Property: 4654 Hillside Rd SE Washington DC 20019

ZONING INFORMATION

Relief from section(s): U-201.1 and X-1000.1

Type of Relief: Use Variance

Brief description of proposed project: Construction of new 3rd dwelling unit in existing 2-family flat

Present use of Property: Residential use. The property currently serves as a Two- Family Flat.

Proposed use of Property: 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.

CONTACT INFORMATION

Owner Information

Name: Station 4 Properties LLC

E-mail: station4prop@gmail.com

Address: 2432 White Horse Lane Silver Spring MD 20906

Phone No.s: (202)486-9647

Phone No. Alternate: (240)566-8344

Authorized Agent Information

Name: Station 4 Properties LLC

E-mail: station4prop@gmail.com

Address: 2432 White Horse Lane Silver Spring MD 20906

Phone No.s: (202)486-9647

Phone No. Alternate: (240)566-8344

WAIVERS

- Solar:
- I hereby certify my application is not subject to Subtitle D § 208.1 or Subtitle E § 206.3
- Pursuant to Subtitle D § 208.1/E § 206.3, I hereby certify there is no solar energy system on an abutting property

FEE CALCULATOR

Fee Type	Fee	Unit	Total
All Other Variances Per Section Requested	\$1040	1	\$1040
Grand Total			1040

SIGNATURE

Date

Jose Lopez in behalf of Station 4 Properties

3/3/2026