

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
2829	0139	RF-1	1A07

Address of Property: 3613 13th St. NW

ZONING INFORMATION

Relief from section(s): 11 DCMR § U301.1b and U301.5b

Type of Relief: Use Variance

Brief description of proposed project: The Applicant requests a use variance from the requirements of 11 DCMR U § 301.1 to allow for the property to be used as a 3 unit apartment house. Under the current regulations, the Property is limited to two dwelling units as a matter of right, and does not satisfy the minimum lot-area threshold for a third unit through special exception review, which is 2700 square feet. The existing condition of the property is a Two-family flat. However, the property had previously been configured physically for a dwelling unit on each of its three floors. The basement, first floor, and second floor each have a separate mechanical system and a separate kitchen.

Present use of Property: Two-family flat

Proposed use of Property: 3 Unit apartment house

CONTACT INFORMATION

Owner Information

Name: Ana B. Reyes
E-mail: evelynandrade@eltamarindodc.com
Address: 3613 13th St. NW Washington, DC 20010
Phone No.s: 301-928-5730
Phone No. Alternate:

Authorized Agent Information

Name: matthew dougherty
E-mail: matt@kuba-arch.com
Address: 818 18th St NW, Suite 600 Washington
Phone No.s: 2029860573
Phone No. Alternate:

WAIVERS

- Solar:
I hereby certify my application is not subject to Subtitle D § 208.1 or Subtitle E § 206.3

FEE CALCULATOR

Fee Type	Fee	Unit	Total
Owner-occupied dwelling - single dwelling unit or flat, regardless of the number of variances and/or special exceptions	\$325	1	\$325
All Other Variances Per Section Requested	\$1040	1	\$1040
Grand Total			1365

SIGNATURE

Date

Matthew Dougherty

4/30/2026

Board of Zoning Adjustment
District of Columbia
CASE NO. 21487
EXHIBIT NO. 1B

