

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
5585	0006	RA-1	7B03

Address of Property: 1608 27th Street SE

ZONING INFORMATION

Relief from section(s): Subtitle F § 203.2 and Subtitle X § 1002**Type of Relief:** Area Variance

Brief description of proposed project: The Applicant proposes to modernize and improve the existing two-unit residential flat at 1608 27th Street, SE. The overall project includes a vertical addition, limited exterior improvements shown on the submitted plans, and the integration of existing unfinished basement space into the first dwelling unit as habitable space. The Property will remain a flat with two dwelling units, and no increase in the number of dwelling units is proposed. The requested zoning relief is limited to the area variance required as a result of the proposed vertical addition and resulting story condition. The project remains compliant with applicable FAR, lot occupancy, and height limitations, with a proposed FAR of 0.855, lot occupancy of 31.8%, and proposed height of 40 feet.

Present use of Property: Flat – 2 dwelling units including basement.

Proposed use of Property: Existing two-unit residential flat with vertical addition and habitable basement space incorporated into Unit 1; no change in number of dwelling units. Existing two-unit residential flat with vertical addition and habitable basement space incorporated into Unit 1; no change in number of dwelling units.

CONTACT INFORMATION

Owner Information

Name: Ronald Briscoe**E-mail:** briscoer@hotmail.com**Address:** 1608 27th Street SE Washington, DC**Phone No.s:** 2024876956**Phone No. Alternate:**

Authorized Agent Information

Name: Ronald Briscoe**E-mail:** briscoer@hotmail.com**Address:** 1608 27th Street SE Washington, DC**Phone No.s:** 2024876956**Phone No. Alternate:**

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

SIGNATURE

Date

Ronald Briscoe

5/22/2026