

**BZA Application #20073**

2637 4<sup>th</sup> Street NE

Oxbridge Group

**Presented by:**

Meridith H. Moldenhauer

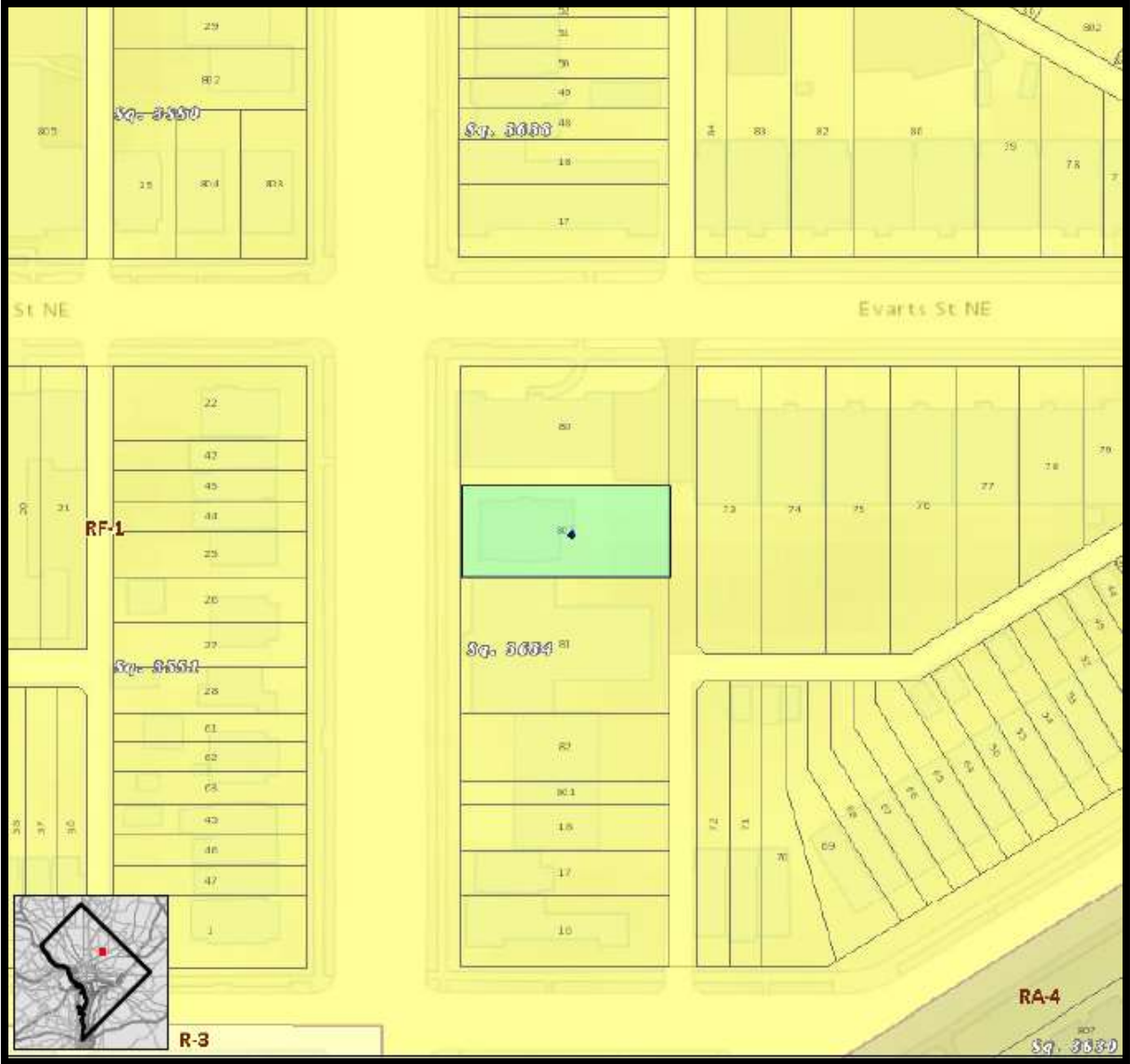
Cozen O'Connor



Board of Zoning Adjustment  
District of Columbia  
CASE NO. 20073  
EXHIBIT NO. 36



# Zoning Map

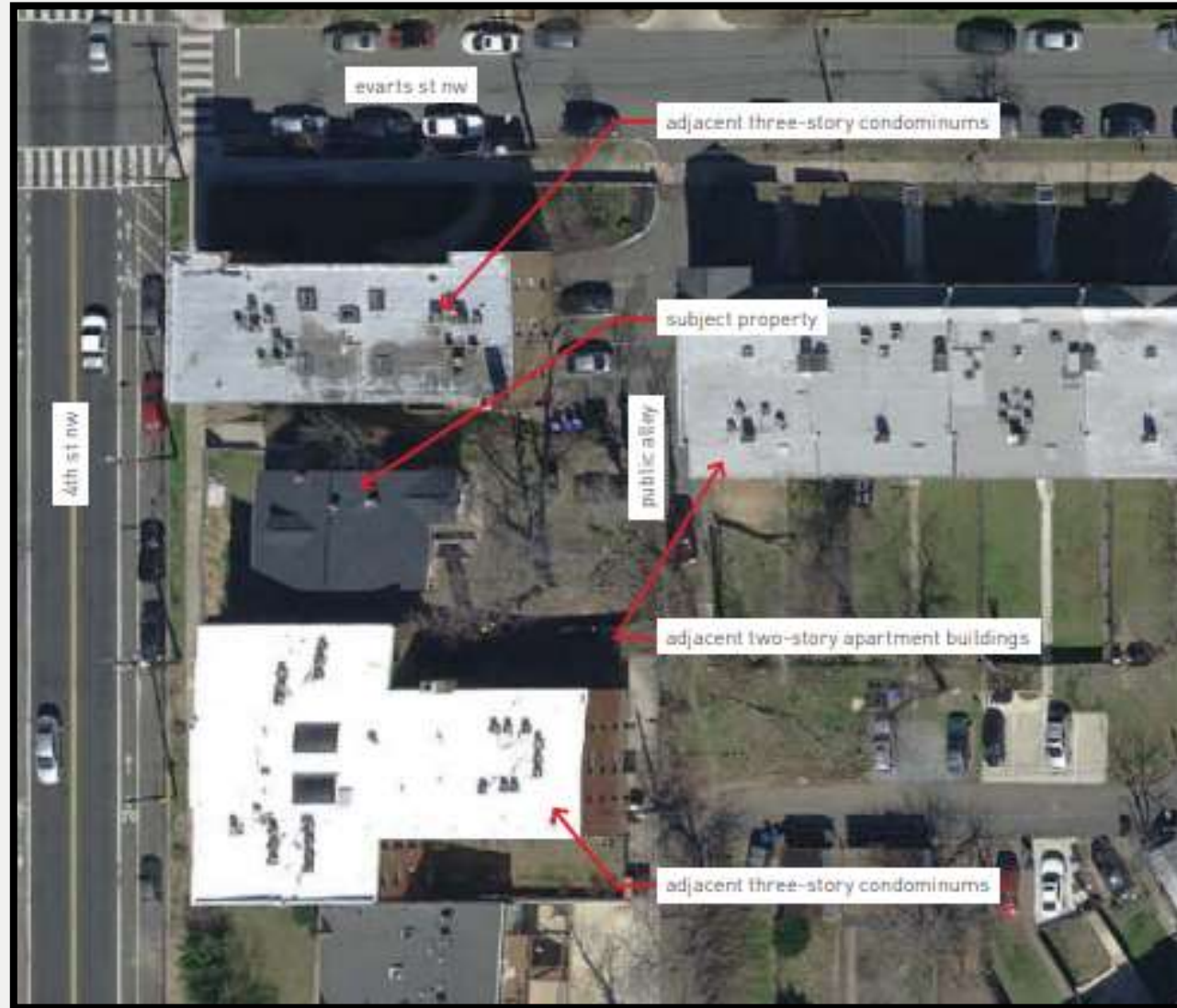


**Square 3634**  
**Lot 803**  
**RF- 1**

# The Property – 2637 4<sup>th</sup> Street NE



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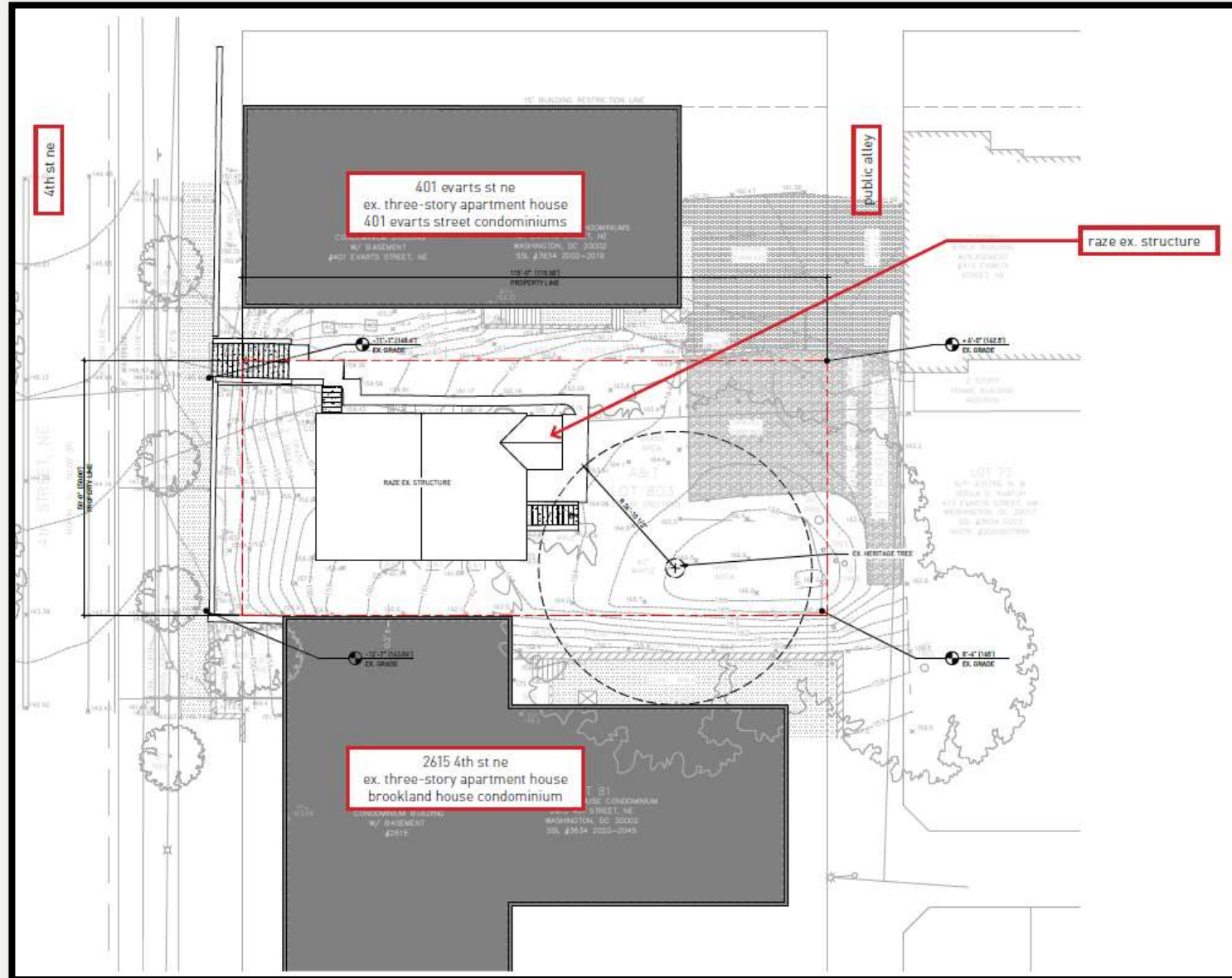
# The Project

- Raze the existing single-family home, subdivide the property into three lots and construct three two-family flats
  - Each flat will feature one cellar unit and a second unit from the ground floor to the third floor
  - Cellar unit will have 2 BR/1 BA
  - Upper unit will have 6 BR/3.5 BA

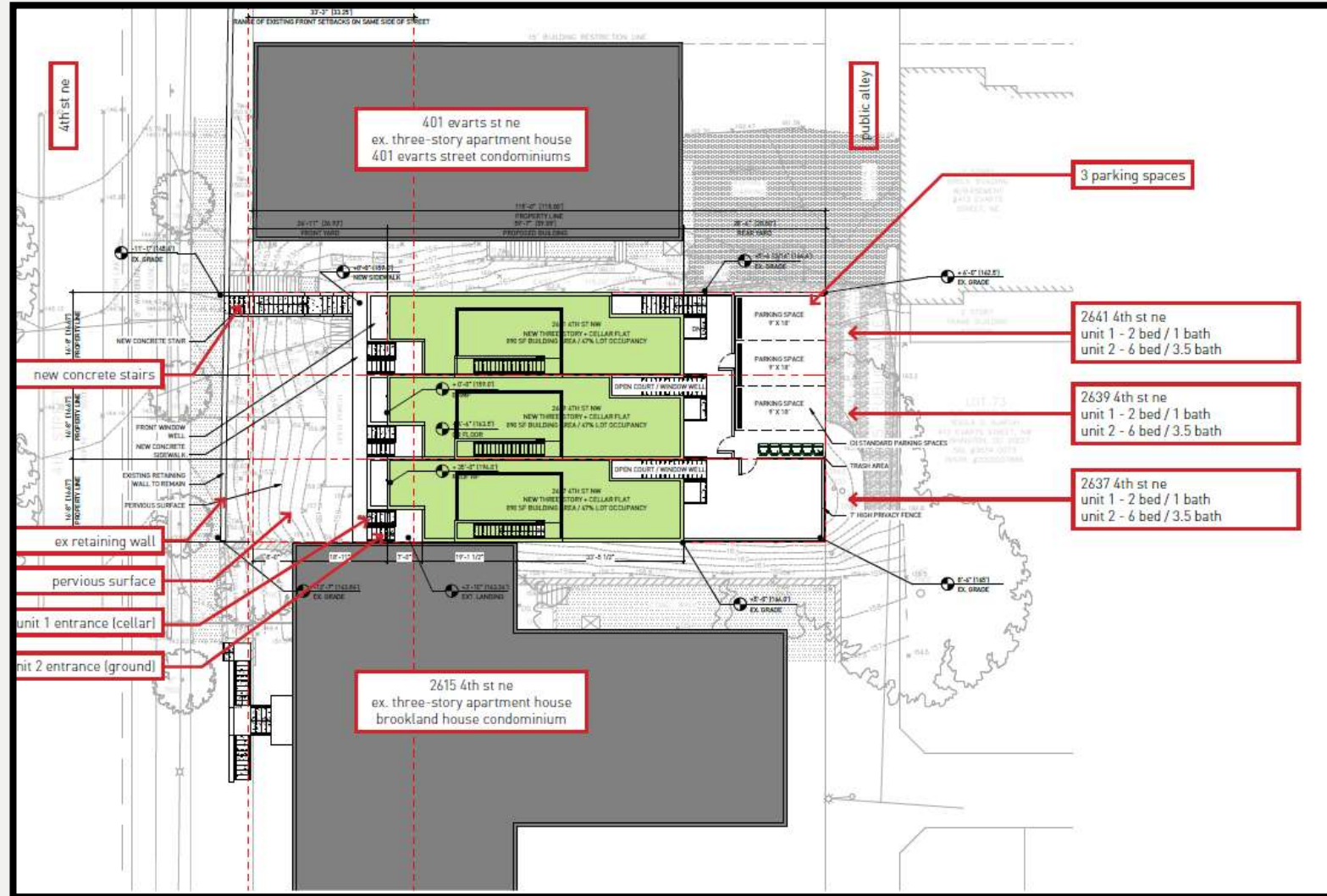
# Community Outreach

- ANC 5E unanimously supports application
- Office of Planning supports application

# Existing Site Plan

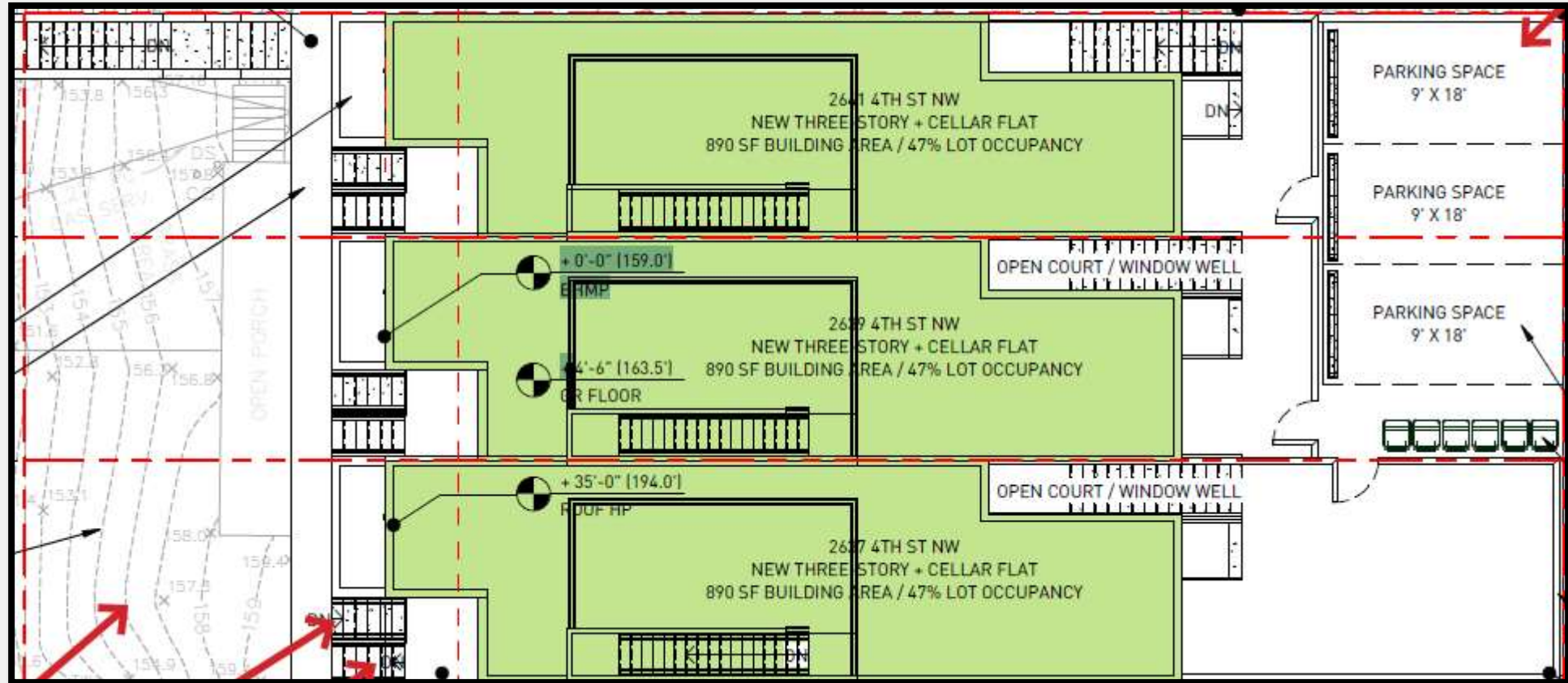


# Proposed Site Plan

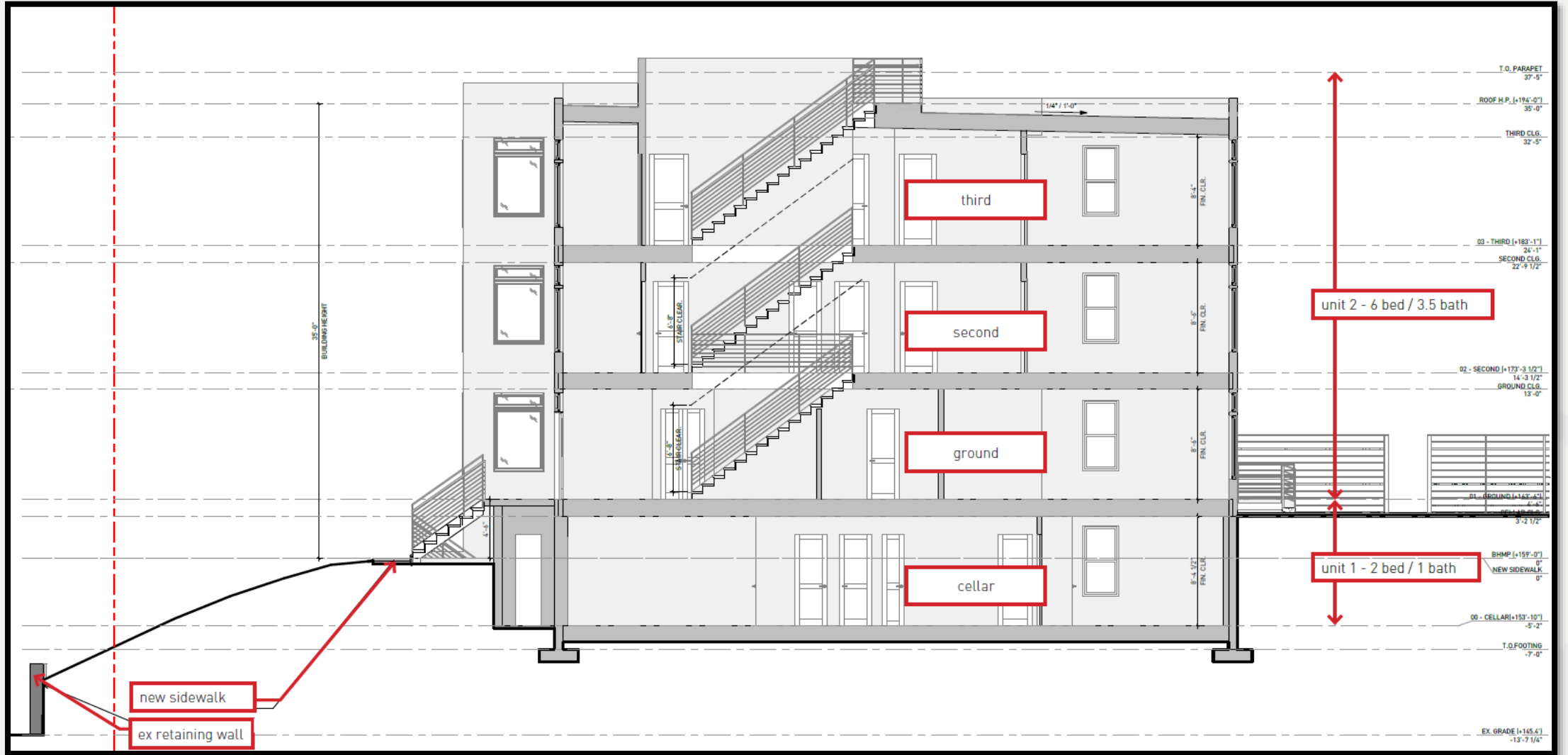




# Proposed Flats Enlarged



# Proposed Building Section



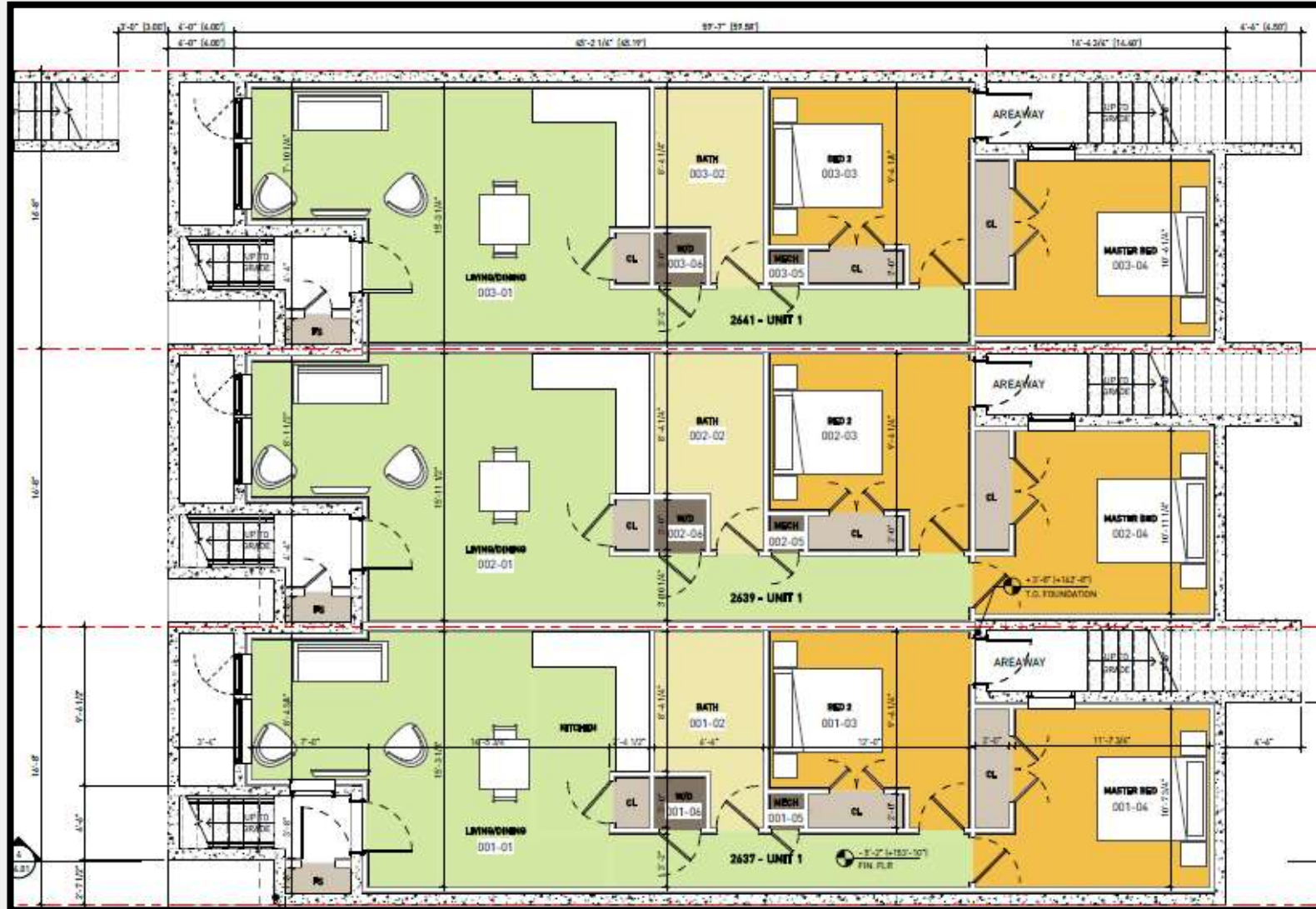
# Proposed West (Front) Elevation



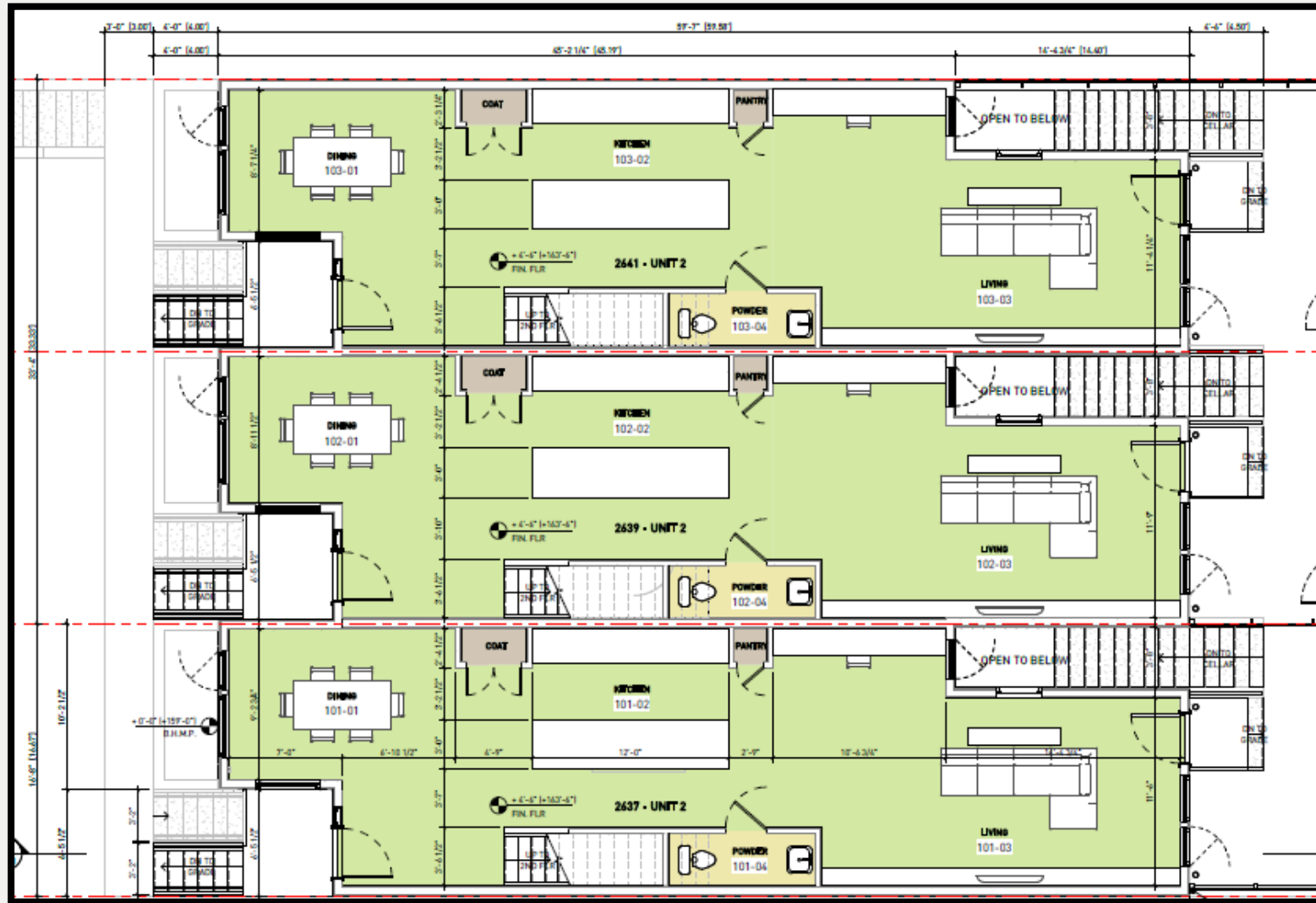
# Proposed East (Rear) Elevation



# Proposed Cellar Plan



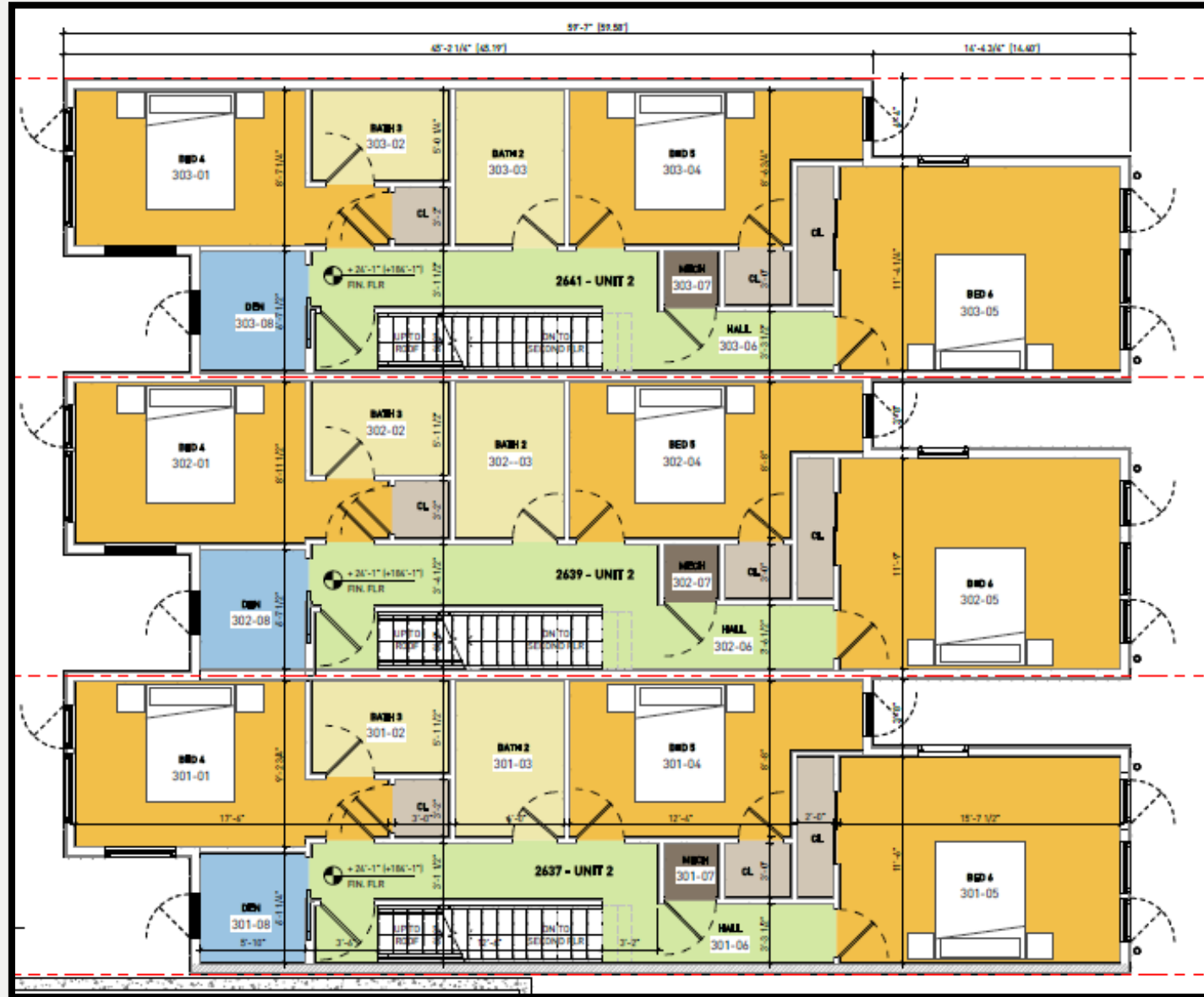
# Proposed Ground Floor Plan



# Proposed Second Floor Plan

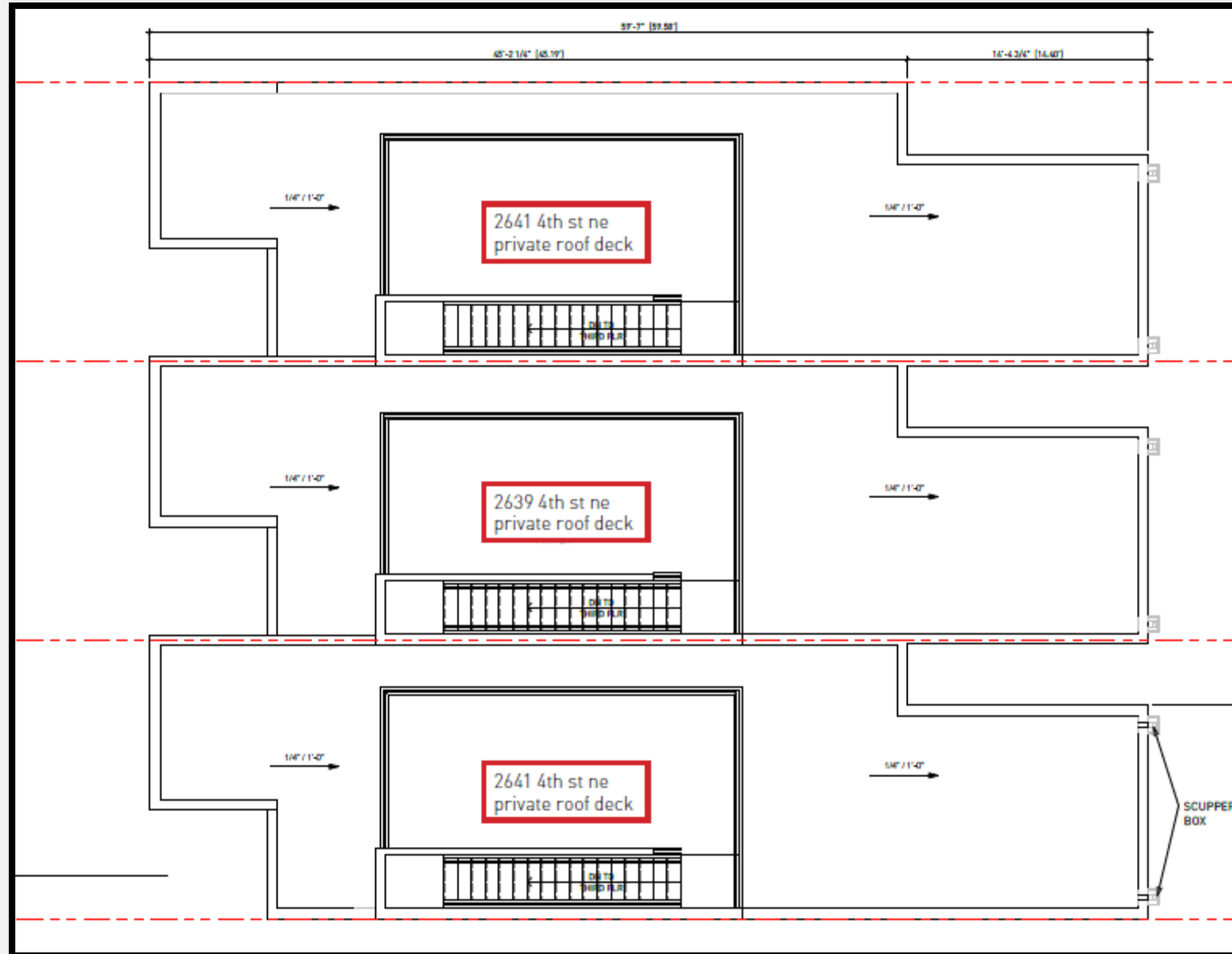


# Proposed Third Floor Plan





# Proposed Roof Plan



# Special Exception Relief Requested

- Subtitle E § 201.1
  - Lot width of 16 feet for flats with inclusionary zoning
- Subtitle C § 1001.2(e)
  - Inclusionary zoning opt-in provision
  - Office of Planning request to include relief

# Relief is Harmonious with Zoning Regulations

- Improve underutilized lot with additional housing
- Includes affordable unit that would otherwise not be required for a flat
- Surrounding neighborhood features attached and semi-detached rowhomes on narrow lots

# No Adverse Effect on Neighboring Properties

- Property is directly adjacent to two apartment buildings that are larger in stature than the proposed flats
- Apartment house to the south does not have windows facing the Property
- Apartment house to the north has a 10-foot side yard between that building and the Property
- Project will be setback 26'11" from front lot line

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