

BZA Applications

#18765 for 3919 Fulton Street, NW and #18784 for 3915 Fulton Street, NW



§353 Review

- 353.1 In R-5-A Districts, all **new** residential developments, except those comprising all one-family detached and semi-detached dwellings, shall be reviewed by the Board of Zoning Adjustment as special exceptions under § 3104 in accordance with the standards and requirements in this section.

§353 Review

- 353.2 The Board shall refer the application to the D.C. Board of Education for comment and recommendation as to the adequacy of existing and planned area schools to accommodate the numbers of students that can be expected to reside in the project.
- No response from the D.C. Board of Education.

§353 Review

- 353.3 The Board shall refer the application to the D.C. Departments of Transportation and Housing and Community Development for comment and recommendation as to the adequacy of public streets, recreation, and other services to accommodate the residents of the project and the relationship of the proposed project to public plans and projects.
- DDOT issued a report stating no objection to the granting of the special exception.
- DHCD has not responded.

§353 Review

- 353.4 The Board shall refer the application to the D.C. Office of Planning for comment and recommendation on the site plan, arrangement of buildings and structures, and provisions of light, air, parking, recreation, landscaping, and grading as they relate to the future residents of the project and the surrounding neighborhood.
- The Office of Planning has recommended approval pursuant to these standards.

Matter-of-Right Possibility

- 350.4 The following uses shall be permitted as a matter of right in an R-5 District:
- (f) **Multiple dwellings**, subject to the requirements of § 353, provided, that in an apartment house, accommodations may be provided only to residents who stay at the premises a minimum of one (1) month;

Additions in R-5-A



- No limit to the number of units
- Only limited by the ability to meet the parking requirement.
- 3915 and 3919 can each support 8 parking spaces – allowing 9 units if done as an addition.

Rear of 3921 and 3925 Fulton Street



Neighboring Properties Doing Matter-of-Right Additions

- **3925 Fulton – Two Doors West**
 - Addition to 6 units, on a 5,300 square foot lot.
- **3921 Fulton – Adjacent to the West**
 - Addition to 8 units, on a 5,625 square foot lot.

3901 Tunlaw Road –
directly across the street



3875 Tunlaw Road, Russian Embassy –
across the street



3901 Fulton Street-Adjacent to the East



Combined Rendering



Response to Concerns

- **Condos vs. Apartments** - Applicant has committed in writing not only to sell as condominiums, but to restrict the ability of owners to rent their individual units.

Response to Concerns

- Density and number of bedrooms – Applicant has reduced the number of bedrooms by one third.
- The amount of land area per unit is 1,250 square feet. In comparison:
 - 3921 Fulton is 687 square feet per unit
 - 3901 Fulton is 636 square feet per unit
 - 3925 Fulton is 883 square feet per unit

Response to Concerns

- Parking Comparison
- Applicant will provide 6 parking spaces for each building; One for each unit.
- By comparison:
 - 3901 Fulton – 11 units – 0 parking spaces
 - 3921 Fulton – 8 units – 5 parking spaces

Response to Concerns

- Ability to Complete the Project:
 - – Applicant has started 145 projects and has completed 145 projects.
 - - Applicant has agreed to provide to the ANC a proof of funds prior to the start of construction.

Response to Concerns

- Landscaping – Applicant has committed to replace trees “like for like” and replacement trees will be at least 10-12 feet tall.
- Applicant has submitted a landscape plan from a landscape architect, who has confirmed that the proposed project will meet GAR requirements.

Response to Concerns

- Roof decks – Roof decks are only accessible to the top unit on each side. The two roof decks are separated by the mechanical penthouse. Each roof deck is surrounded by a 4 foot parapet wall.
- Design – Applicant has modified its design in response to comments from the ANC, the Office of Planning, and neighbors.