

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Stephen J. Mordfin, AICP, Case Manager
Joel Lawson, Associate Director Development Review

DATE: June 17, 2014

SUBJECT: BZA Case 18784, 3915 Fulton Street, N.W.

I. OFFICE OF PLANNING RECOMMENDATION

In its original application, Fulton Land Trust (Applicant) requested a variance from § 403, lot occupancy and special exception review under § 353 to allow the construction of an apartment building consisting of six three-bedroom units in the R-5-A zone. The plans were subsequently revised, eliminating the need for the variance to lot occupancy.

The proposal would demolish the one-family detached house on the property and replace it with an apartment building. The Office of Planning (OP) recommends **approval** of the special exception request under § 353.

II. LOCATION AND SITE DESCRIPTION

Address	3915 Fulton Street, N.W.
Legal Description	Square 1806, Lot 804
Ward	3
Lot Characteristics	Rectangular lot with side (15-foot width) and rear (15-foot) alley access. The lot is 7,500 SF in area, 60 feet wide and 125 feet deep
Zoning	R-5-A – moderate density residential
Existing Development	One-family detached dwelling
Adjacent Properties	North: Row houses South: Across Fulton Street, apartment buildings East: Two-story apartment building and semi-detached dwellings West: One-family detached dwelling, proposed to be replaced with a six-unit apartment building. (See BZA Case No.18765.)
Surrounding Neighborhood Character	Residential, including one-family detached, semi-detached, row houses and low and high rise apartment buildings



III. APPLICATION IN BRIEF

The applicant is proposing to develop the property located at 3915 Fulton Street, N.W. with a three-story six-unit apartment building. A two-story one-family dwelling would be demolished for this proposed development. The proposed building would comply with all zoning requirements, as noted in the table below.

IV. ZONING REQUIREMENTS and REQUESTED RELIEF

R-5-A Zone	Regulation	Proposed	Relief
Height § 400	40 ft. max.	36.7 feet	None required
Floor Area Ratio § 402	0.9	0.9	None required
Lot Occupancy § 403	40% max.	40%	None required
Rear Yard § 404	20 ft. min.	36.5 feet	None required
Side Yard § 405	9.17 ft. min. (3 inches per foot of height)	9.17 feet	None required
Parking § 2101	1 space per unit or 6	6	None required
GAR § 3401	0.40	0.401	None required

V. OFFICE OF PLANNING ANALYSIS

Under § 353.1, all residential developments, except those composed entirely of one-family detached or semi-detached dwellings, are subject to special exception review by the Board of Zoning Adjustment in accordance with § 3104.

Special Exception Relief pursuant to § 353

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.*

353.2 *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 comments were received from the Board of Education. At six units the proposed building would have only a minimal effect on the public school system.

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 informed the Office of Planning by email on June 12, 2014 that it had no concerns with the subject application. No comments were received from the Department of Housing and Community Development.

- 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 applicant worked with OP on the design of the building, modifying the architecture and providing for a consistent façade with the proposed building to west. It would be a deep red color, also the same to the west. Two entrances would be provided; one at the front and one at the rear, each providing access to a stairwell and three of the units. Two roof decks would be provided, one at the front and one at the rear, with mechanical equipment located between the two. Visibility of the mechanical equipment from the street and alley would be screened stairwells.

The proposed landscape plan provides for a combination of shade and ornamental trees and shrubbery. Pervious paving would be used for the parking area at the rear and for an on-site walkway on the west side of the site, providing residents pedestrian access from the front to the rear of the site. Areaways would be provided around the building to allow for light and air into the lower level of the building, where two of the units would be located.

- 353.5 *In addition to other filing requirements, the developer shall submit to the Board with the application, four (4) site plans and two (2) sets of typical floor plans and elevations, grading plans (existing and final), landscaping plans, and plans for all new rights-of-way and easements.*

The developer has submitted the required plans.

- 3104.1 *Is the proposal in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps?*

The proposal is in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps. Properties to the north, south and west are zoned R-5-A and are generally developed with apartment buildings, semi-detached dwellings and row houses, consistent with the zoning. Required yards, number of parking spaces and building height conform to the provisions of the R-5-A zone. The applicant worked with the Office of Planning on the design of the site and revised the application to eliminate the need for area variances, bringing the proposal into conformance with the required bulk regulations.

Would the proposal appear to tend to affect adversely, the use of neighboring property?

The proposal would not appear to tend to affect adversely the use of neighboring property. At a height of three stories, the proposed building would be consistent with the proposed three-story building to the west, the two to three-story apartment building

to the east, the seven-story apartment buildings to the south and the three-story row houses to the north. No new curb cuts are proposed and all off-street parking would be accessed directly from the alley. Yards as required would be provided, providing for light and air between the properties.

VI. COMMUNITY COMMENTS

ANC 3B is scheduled to review the application at its regularly scheduled meeting of June 12, 2014.

Two letters were submitted to the application in opposition to the application.

One petition in opposition to the application with 26 signatures was submitted to the application.

Attachment: Location Map

