

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Megan Rappolt, Case Manager
 Joel Lawson, Associate Director Development Review
DATE: September 8, 2015
SUBJECT: BZA Case #19063, 2306 16th Street, SE

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **cannot support** a special exception in accordance with § 353 to allow the development of three (3) row dwellings. While in concept OP supports the redevelopment of the Property, the Applicant has not fully satisfied the requirements of §353.4 and §353.5 which require the submission of existing and final grading plans, as well as a landscape plan. Since there is a substantial topographical grade change/sharp drop of 6'-8' from the adjacent alley on to the Property, a grading plan is necessary. OP requested both a grading and landscape plan from the Applicant. Should it be submitted in time for adequate OP review prior to the hearing, OP may update its recommendation.

II. LOCATION AND PROPERTY DESCRIPTION

Applicant	Woinshet Mekonnen by Toye Bello
Address	2306 16 th Street, S.E.
Legal Description	Square 5753, Lots 73, 74 and 75
Ward/ANC	7, 7E
Lot Characteristics	The existing lots are generally rectangular and are lot 74 is the only of the three lots with an address, 2306 16 th Street SE. There is no direct alley access for each lot, though Lot 73 is directly accessible from a public alley immediately to the south.
Zoning	R-5-A – lower density urban development consisting of detached and semi-detached single family dwellings, and multi-family buildings
Existing Development	Vacant land
Historic District	None
Adjacent Properties	Immediately to the north are two other vacant lots and a single family residence at the corner of Galen Street and 16 th Street SE. Two-story row homes are immediately across 16 th Street from the lots and three-story apartments are located south across the alley and also across 16 th Street SE. Three-story condominiums with rear surface parking are located immediately to the east.

Board of Zoning Adjustment

District of Columbia

CASE NO. 19063

EXHIBIT NO. 32



Surrounding Neighborhood Character	The surrounding neighborhood includes low-to-moderate scale residential uses with a mixture of three-story multi-family buildings and single-family residences. The lots are south east a distance of a few blocks from the Anacostia Historic District and the commercial uses along Good Hope Road SE to the north. The lots are east of the Frederick Douglass National Historic Site, and Fort Stanton Park is located a few blocks to the east of the lots. Generally, the immediate area is hilly with various topographical changes throughout it.
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III. APPLICATION IN BRIEF

The Applicant proposes to develop the Property with three (3) row dwellings on three existing vacant lots. The Applicant requests Board of Zoning Adjustment (“BZA”) approval of a special exception pursuant to § 353 New Residential Development (R-5-A). The development otherwise conforms to the applicable zoning regulations.

IV. ZONING REQUIREMENTS and REQUESTED RELIEF

R-5-A Zone	Regulation	Proposed Project	Individual Lots	Relief
Height § 400	40 ft. max.	20’/2 stories	20’/2 stories	None required
Gross Land Area §401.5	1,800 sf per row dwelling	1945 sf per row dwelling	Site Area of Each Lot: Lot 73: 1,890 sf Lot 74: 1,945 sf Lot 75: 2000.7 sf	None required
Floor Area Ratio § 402	0.9	~4,435 sf	Lot 73: .76 Lot 74: .76 Lot 75: .74	None required
Lot Occupancy § 403	40% max.	~38%	Lot 73: 38.37% Lot 74: 38.10% Lot 75: 37.05%	None required
Rear Yard § 404	20 ft. min.	>20 ft.	>20 ft. for all lots	None required

V. OFFICE OF PLANNING ANALYSIS

The following is OP’s analysis of the Applicant’s request pursuant to a special exception.

Special Exception Relief pursuant to § 353

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 BZA in accordance with § 3104 Special Exceptions and the requirements of 353.2 through 353.5, which are listed below:

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.

The application has been referred to the D.C. Board of Education. OP has not received comments from the Board of Education and notes the proposal results in only three new dwelling units.

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.

The application has been referred to the D.C. Department of Transportation, which has filed a report under separate cover.

The application has been referred to the D.C. 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.

Site Plan, Arrangement of Buildings and Structures: While the arrangement of the rowhomes themselves appears appropriate, the parking as shown would require an easement to which all future owners would be a party. Additionally, as designed, the owner of Lot 75 would be required to drive in reverse a distance of ~60' in order to either enter or egress their property. OP recommends the Applicant work with DDOT and/or redesign the parking such that each lot includes a 90-degree, pull-in space so that a reverse maneuver is not required.

Provisions of Light and Air: The overall proposal meets the R-5-A rear yard and height requirements. Additionally each row home lot includes a front yard with a depth of at minimum 10' or more, as well as ~96 sf deck. As such, the development provides satisfactory light and air to the adjacent neighbors.

Parking: Three parking spaces are required and three spaces are proposed. The lack of direct alley access from each lot creates the need for a driveway and easement in order for requisite parking on each lot. As stated earlier, a design whereby a reverse maneuver for 60' is not required should be explored.

Landscaping and Grading: Currently, no landscaping is shown on the submitted plans. Additionally the required grading plan has not been submitted at the time of the completion of this report, so OP cannot evaluate how the grade change or any potential retaining walls would be designed. Since the elevation of the adjacent alley appears to be at least 6' or higher than the lots, a grading plan is necessary to show how the sharp drop in elevation to the rear yards and parking will be dealt with.

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 a site plan, floor plans, elevations, but has not submitted existing and proposed grading plans or landscape plans.

3104.1 *The Board is authorized...to grant special exceptions...where, in the judgment of the Board, the special exceptions will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps*

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. The R-5-A zoning of the Property is a low-density residential district permitting one-family, semi-detached, row home dwellings and by special exception, multi-family dwellings. The proposed development is consistent with the permitted housing type and residential use, and in that way will not adversely affect neighboring properties.

Will the proposal appear to affect adversely the use of neighboring property?

Generally, the proposal does not appear to adversely affect the adjacent properties to the east or north. To the east, a row of mature trees and a surface parking lot separate the lots from the condominium building to the east. To the north, two vacant lots separate the proposed development from the single-family residence located at the corner of Galen Street SE and 16th Street SE.

VI. COMMUNITY COMMENTS

Adjacent Neighbors: At the time of the writing of this report, letters from adjacent neighbors have not been submitted to the record.

Ward/ANC: 7/7E. OP is unaware of an ANC submission.

Attachment: Location Map

